

Sub Area Strategies



This section sets out the individual Sub Area Strategies for Central Richmondshire, Lower Wensleydale and North Richmondshire. These strategies seek to achieve the Vision and Objectives of the plan and promote sustainable development by highlighting areas of improvement or opportunity and considering conditions at a local level.

Sub Area Strategies

Central Richmondshire

Background and Context

Central Richmondshire is defined by the River Swale and higher ground rising to the north and south with a population of around 33,000 people, which is over 60% of the Plan Area's total population. The major settlements are Richmond and the Catterick Garrison area, incorporating Colburn, Scotton and Hipswell and the Army's Catterick Garrison main site. The A1(M) runs through the east of the area, where there are the three large villages of Catterick Village, Brompton on Swale and Scorton. Good road links improved by the new Catterick Central Motorway junction connect this area to Darlington, the Tees Valley and the larger conurbations to the north and south. Darlington exerts influence as the sub-regional centre serving a wide rural hinterland extending over Central Richmondshire with this being reflected in housing market and travel to work areas.

Richmond is a market town and is the historic centre of Richmondshire, with an estimated population of 8,450 (NYCC Parish Population, 2015). Richmond Town Centre is attractive and has historically operated as an important service and convenience centre for residents of both the sub area and the wider Plan Area. Despite competition from neighbouring centres and out of town retail destinations the Town Centre remains strong and healthy (Retail and Leisure Study, 2019). It has two important cultural centres - the Georgian Theatre and the Station, which also provides a range of activities including a cinema, retail and eateries.

Richmond has a range of environmental and historic constraints, with the river to the south, archaeological interests to the east, designated Special Protection Areas (SPAs) and Special Areas of Conservation (SACs) to the north and south with landscape and topography issues elsewhere. These do restrict opportunities for strategic development but would not exclude some limited opportunities for small scale development within or on the edge of the town.

Catterick Garrison is a complicated place where the three villages of Hipswell, Scotton and Colburn, plus the Catterick Garrison main site have coalesced. It has a total population of around 16,420. Despite its larger population Catterick Garrison has historically lacked a distinct and well connected centre. One is now emerging which encompasses the areas of Princes Gate including a cinema and hotel as well as other national retail providers, Richmondshire Walk development including Tesco superstore and neighbouring independent retail and commercial facilities and Shute Road which has been identified as a potential redevelopment opportunity to provide further retail and commercial development as well as community facilities, general amenity space and improving pedestrian connectivity between each area. The proposed Catterick Garrison Town Centre redevelopment adds further direction to future growth towards a stronger modern and well connected centre to the benefit of the whole district, offering a range of services and facilities for which there is only limited scope in Richmond and elsewhere. Catterick Garrison has an attractive setting based on a strong network of wooded green spaces, public footpaths and cycleways, which also act as biodiversity corridors. Outside the centre the village identities remain distinct, as do the military areas.

The Catterick Garrison main military site was established in 1915 and is now home to over 7,000 personnel and their families, giving a total military population of about 12,000. This population is unusual in rural North Yorkshire. Its age structure is younger as a result of the significant military presence and large numbers of personnel live in communal military accommodation. National military policy seeks to enable personnel and their families to settle near to their base, and in support of this aims for a community which integrates military and civilian communities in an environmentally sustainable way, and which encourages social and economic development.

Military related development in Catterick Garrison is driven by national defence policy and is, to a large extent, independent of local conditions apart from the local capacity for development. Following MoD's 'Better Defence Estate' announcement in November 2016 and the 'Army 2020 Refine' announcement, new Army infrastructure requirements have been identified which will see the considerable expansion of Catterick Garrison and will be home to two newly created Strike Brigades, which is expected to result in an additional 5,092 military service personnel and dependents being based there by 2035.

This will comprise of in the region of 3,500 service personnel plus 1,592 dependents. It is anticipated that the additional military personnel will arrive in two tranches with around 2,750 between 2020-2027 and the remaining 750 between 2030-2031.

Major employment areas in the sub area are located at the Gallowfields Trading Estate (Richmond), Walkerville Industrial Estate and Colburn Business Park (both located in Colburn) and Gatherley Road (Brompton on Swale) which are home to a wide variety of businesses and premises.

Preferred Central Richmondshire Spatial Strategy

Central Richmondshire Spatial Strategy (CRSS)

Principal Town - Richmond

Support will be given for development which strengthens and sustains Richmond's role as a Principal Town within its significant environmental and infrastructure constraints and is

1. Sympathetic town centre development of commercial, retail, cultural, leisure and tourism uses at an appropriate scale, form and location which protects and enhances
 - a. its role as Principal Town and historical centre of Richmondshire
 - b. the town centre offer and its vitality and viability
 - c. the provision of services and facilities which can be shared with Catterick Garrison
 - d. the high quality physical environment
 - e. the key views of the town and its setting
 - f. sustainable transport connections between the two town centres of Richmond and Catterick Garrison and the proposed Designer Outlet at Scotch Corner.
2. Small scale, high quality, new housing development in sustainable locations, which protects and enhances
 - a. the unique historical heritage of the town
 - b. the exceptional high quality landscape setting of the town
 - c. the key views of the town and its setting
 - d. other significant environmental assets, including archaeology and nature conservation designations.
3. Employment development at Gallowfields Trading Estate, which
 - a. promotes an appropriate range of non-town centre uses complementary to Richmond town centre
 - b. secures improvements in the stock and condition of existing premises and the visual amenity of the site as a whole
 - c. encourages reduced heavy goods vehicle movements
 - d. protects and enhances the setting and views of the unique historical heritage of the town, its landscape setting and other significant environmental assets including archaeology and nature conservation designations
 - e. limits further expansion to land to the north east of Racecourse Road.
4. The development of sustainable and accessible brownfield sites within the town will be encouraged in preference to edge of settlement sites.
5. Development will not be allowed where infrastructure constraints cannot be satisfactorily addressed by the proposed development, including highways and drainage.

Principal Town - Catterick Garrison

Support will be given for development which supports the strategic growth of Catterick Garrison and helps to create a diverse and cohesive town of urban villages set within a strong green infrastructure setting, including

1. Town Centre development, including the provision of major comparison goods retailing, which
 - a. Creates a balanced and thriving town centre with adequate services and facilities
 - b. Protects and enhances the vitality and viability of the Catterick Garrison town centre and its Principal Town role
 - c. Provides for the local retail needs of the district
 - d. Enables the provision of services and facilities which can be shared with Richmond
 - e. Integrates with local communities
 - f. Provides the required transportation infrastructure and improves sustainable transport connections with neighbouring communities and between the two centres of Richmond and Catterick Garrison
 - g. Provides high quality development and public realm.
2. High quality new housing and employment development, located on allocated sites, which
 - a. Encourages the use of existing vacant and previously developed sites in the built up area, including Shute Road located south east of the town centre, first. This is subject to the demonstrable availability and deliverability of these sites
 - b. Enhances the distinctive identities of Hipswell, Scotton and Colburn
 - c. Promotes a neighbourhood centre in Colburn
 - d. Protects and enhances the green infrastructure of the area
 - e. Incorporates low carbon and renewable energy design
 - f. Provides the required improvements as set out in the Infrastructure Delivery Plan
 - g. Provides improved accessibility for public transport and non-motorised users within the built-up area, particularly between the new development, town centre and social and recreational facilities
 - h. Enhances the existing employment areas in Colburn
 - i. Supports integration of military and non-military communities
 - j. Enables the operation of existing or future military units and provides for military personnel and their families at Catterick Garrison main site.
3. The strategy for Catterick Garrison will be illustrated in the Catterick Garrison Masterplan.

Primary Service Villages - Brompton on Swale, Catterick Village and Scorton

Support will be given for development which

- maintains and enhances the Primary Service Village roles of these three villages
- facilitates the continued development of the Gatherley Road residential area and its integration with Brompton on Swale
- consolidates and enhances the Gatherley Road employment area particularly for general industry and logistics, reflecting its location in relation to the upgraded A1(M) and the growth areas of the plan and secures improvements to the stock and condition of existing premises and infrastructure
- enables the operation of existing or future military units and provides for military personnel and their families at Marne Barracks in accordance with the preferred allocation
- enhances the tourism and recreational potential of Catterick Racecourse subject to ensuring that it respects the character and heritage value of the Cataractonium Scheduled Ancient Monument
- protects and enhances the provision of local facilities
- is of an appropriate scale, location and design
- is on existing vacant and previously developed sites in the built-up area as far as reasonably practicable.

Smaller Villages - Bolton-on-Swale, Hudswell and Tunstall

- A limited amount of appropriately located housing and economic development may be acceptable where it supports the social and economic needs and sustainability of the local community.

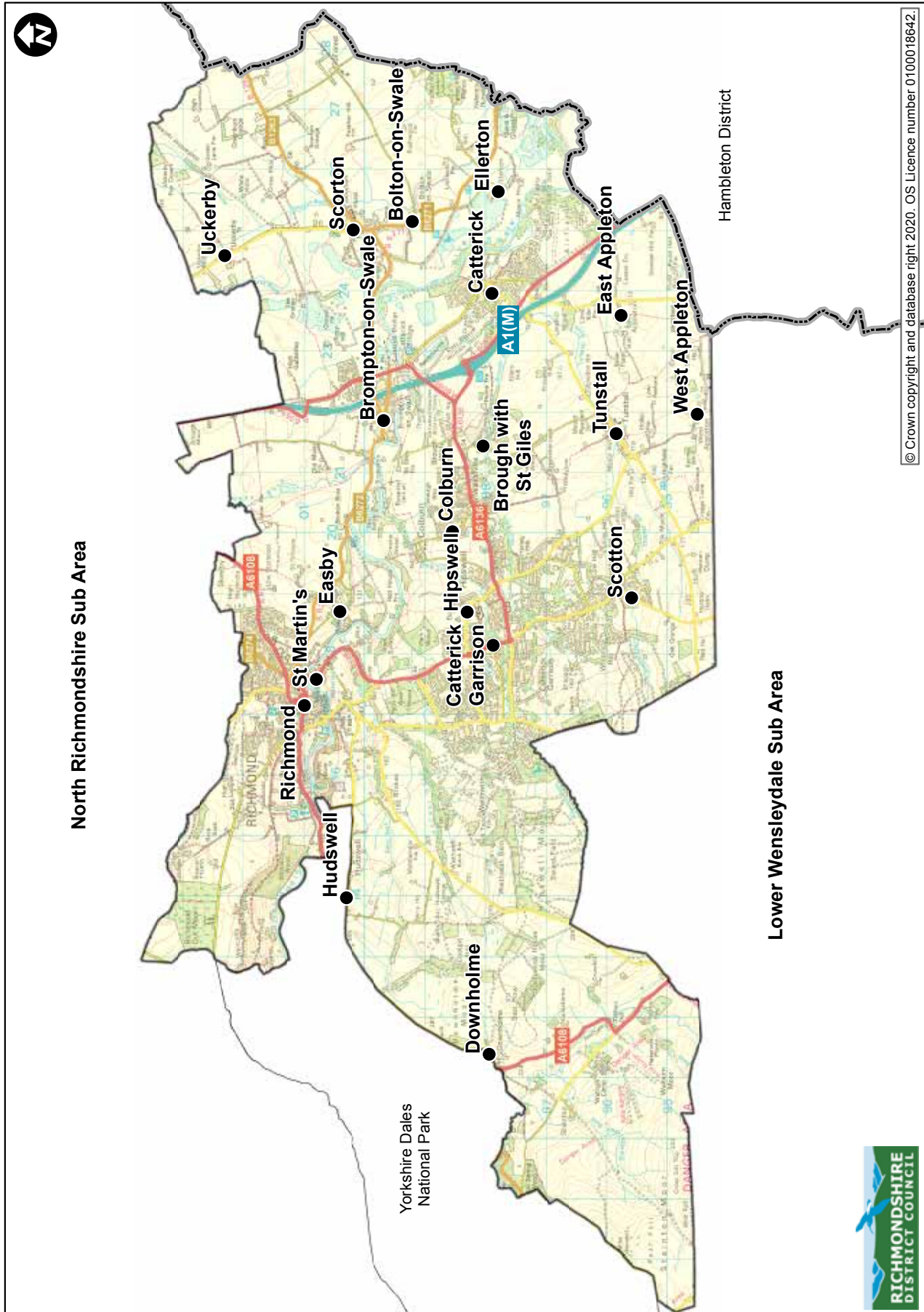
Elsewhere Settlements

- In the rural parts of the Sub Area, sustainable development in accordance with Spatial Principle SP3 will be supported.

A1(M) - Catterick Central Junction

- Appropriate motorway related economic development will be supported at the new Catterick Central junction within the strategic direction of growth area and subject to Policies E1 and E3.

Figure 8 - Central Richmondshire Sub Area



Justification

Central Richmondshire Spatial Strategy (CRSS)

The proposed preferred Central Richmondshire Spatial Strategy (CRSS) along with the forthcoming Catterick Garrison Masterplan addresses the challenges facing this Sub Area by sustaining and strengthening Richmond, improving Catterick Garrison to create a modern vibrant centre, accommodating growth, adapting to military change and growth, and creating a wider range of more integrated opportunities for work, housing, leisure and shopping which reduce the need to travel to more distant centres. It takes its direction from the preferred Spatial Principles and Housing Policies H1 and H2 as the Sub Area for the largest amount of new development. Most of this will take place in Catterick Garrison, reflecting the opportunities for growth and constraints in the two Principal Towns. Some 73% of housing development (1,995 houses) in the Plan Area is expected to be delivered in this Sub Area. Provision is also made for the development of military related facilities and 1,000 additional service family homes if required to enable this projected growth and the implementation of national military strategy locally.

The strategy for Central Richmondshire is focused on the important and related roles of Richmond and Catterick Garrison and the balance to be struck between accommodating the growth that provides for the improvement in quality of life for the district and protection of its historical and natural assets. The historic centre of Richmond, and Catterick Garrison's growing centre, are just two miles apart and this close relationship presents some unique opportunities. The principle of their complementary growth has been long established, and was echoed through the current Local Plan Core Strategy (2012-2028). Together they can provide a range of services and facilities that neither town could aspire to on its own, while recognising the impact of development in one on the other. By 2039, Richmond and Catterick Garrison will be distinct but complementary Principal Towns offering a wide range of sustainable services, housing choices, employment and enhanced retail and leisure opportunities. Historic Richmond will be an important centre offering opportunities for enhanced shopping, jobs, recreation and leisure provision, as well as providing improved educational and social benefits to the local population. Richmond's high quality local environment will be protected and enhanced and attract a growing visitor economy. The plan seeks to protect and enhance Richmond's unique heritage, character and setting. Support will also be given to a broad range of commercial and retail functions in the town centre and the strengthening and diversification of the town's retail offer, including but not limited to the development of specialist retail, cultural and tourism service and administrative roles. In the absence of a capacity for strategic development in Richmond, small scale opportunities for new housing and employment development to strengthen and sustain its Principal Town role will be sought within, and on the edge of, its built-up areas.

It is envisaged that, through the policies set out in the Local Plan and the guidance within the Masterplan, Catterick Garrison will provide excellent services, facilities and high quality development to thriving communities, bringing together the opportunities for development resulting from the district's growth needs together with the changing military context. At its heart will be a vibrant town centre serving retail, commercial, social and community needs, which is well connected to its diverse communities and meeting their needs and requirements. New development will integrate with and respond to the area's network of green spaces, serving to enhance and retain its distinct and separate character and sense of place. Subsequent design related documents and guidance, including the Masterplan, will set out key design principles for Catterick Garrison, ensuring high quality design of new development is achieved. Opportunities for redevelopment and enhancement, including the redevelopment of Shute Road to the south east of the town centre, will contribute towards the creation of an overall well connected and successful town centre. The physical opportunities and availability of land in this area enables the provision of goods and services at a scale that cannot be met within Richmond, enhancing the district's retail and leisure offer and retention of local expenditure lost from the district. The scale and nature of development in Catterick Garrison envisaged in the Local Plan

and Masterplan offers opportunities for renewable and low carbon energy development.

Catterick Garrison provides the key focus for strategic housing, economic and military development in Richmondshire and site allocations have been identified. This area benefits from several access points to the existing road network and is not seriously affected by flooding. The existing green corridors alongside Sour Beck would be maintained and enhanced by high quality and well landscaped development, with areas at highest risk of flooding protected from development.

The roles of the town centres of Richmond and Catterick Garrison are further defined in preferred Policy E7 (Town and Local Centres). Commercial development in Catterick Garrison or Richmond will be expected to address the potential consequences upon the other centre in line with Policy E7.

The overall approach places the greatest emphasis for development on Colburn, Scotton and Hipswell and to a lesser extent on the villages near the A1 (M). This creates high demands on the infrastructure in this area and the timely delivery of necessary infrastructure improvements to support the growth will be critical. The Catterick Garrison Strategic Transport Assessment (2020) demonstrates that the scale of development, including potential military requirements, is feasible subject to necessary junction upgrades to maintain local highway network capacity. Increased capacity in schools, waste water treatment and water mains upgrading are all addressed in Policy I2 (Infrastructure Delivery Plan).

Reflecting the approach proposed in preferred Spatial Principle SP2, Brompton on Swale, Catterick Village and Scorton are Primary Service Villages with services supplementing those provided in larger towns and supporting the rural population. They have some scope for development, which will be assessed in the context of focusing on new, or the maintenance of existing levels of services in partnership with other providers, and subject to infrastructure, environmental and historic constraints. Outside these villages, again reflecting the intentions of preferred Spatial Principles SP2 and SP3, smaller scale limited development could also be appropriate, if it is in accordance with the Local Plan.

The upgraded A1 (M) and newly created Catterick Central Junction provides direct access to the strategic road network from Catterick Garrison and presents opportunities for appropriate motorway related economic development on the identified strategic directions of growth at Catterick Central Junction.

The preferred Central Richmondshire Spatial Strategy has been produced after consideration of local conditions, local views and the expectations from national policy. It should be read in conjunction with the whole proposed policy framework presented in the Local Plan. Other policies will detail how, for example, elements of future development should proceed, how the quality of the local environment should be enhanced and how affordable housing should be provided.

Preferred Policy H2 (Allocations and Location of Housing Development) provides locational guidance for new development in each of the settlements reflecting their position in the hierarchy.

Alternatives Considered

There are no relevant alternatives to consider because the preferred Central Richmondshire Spatial Strategy is an expression of the whole proposed policy framework for this specific geographical part of the Plan Area. Alternatives considered in relation to the amount and location of development and other policy areas are outlined in each of the relevant policies.



QUESTIONS

**Do you agree with the preferred approach to Central Richmondshire?
Are there any other considerations which should be taken into account?**

Lower Wensleydale

Background and Context

Lower Wensleydale is an attractive rural area rich in environmental and historic heritage bordering the Yorkshire Dales National Park. It has a strong local identity with the largest settlement being Leyburn. This area provides the gateway for travellers heading west through the Dales, with Middleham Castle and Jervaulx Abbey being examples of the areas' historic significance. It is also an agricultural area with a strong horse racing tradition, most notably in Middleham.

The main settlements of Leyburn and Middleham provide a central focus for several smaller villages. Leyburn is identified as a Local Service Centre, serving a population of approximately 10,000 people, of which about 2,230 reside in Leyburn itself (ONS, 2016). The age profile of the Sub Area is older than the district as a whole, and has to some degree been influenced by inward migration from outside the area and the loss of younger people through education, work and housing opportunities.

Leyburn is a market town, central to the local agricultural economy and also a popular stop for travellers on the route across the Northern Pennines. This traditional role has now evolved into the town becoming a visitor gateway to Wensleydale and the neighbouring dales within the Yorkshire Dales National Park.

Leyburn sits at a crossroads and operates as a hub for public transport in the Lower Wensleydale area. Access to the area has been improved by the upgrading works to the A1(M) and the completion of the Bedale and Leeming Bar bypass in neighbouring Hambleton District. Leyburn's connections favour west-east travel along Wensleydale towards the Vale of Mowbray. The reinstatement of the Wensleydale Railway connection to Northallerton could provide an alternative to car transport locally and aims to reconnect the line with the national rail network in the future.

An attractive rural environment helps to sustain the strongest housing market in the Plan Area. This creates affordability issues and limits available workforce. An ageing population and the lowest household income in the District may impede the longer term vitality of this area. Although Lower Wensleydale is well located for tourism, research outlined in the Richmondshire Retail and Leisure Study (2019) indicates that the majority of tourists are day visitors.

Local employment is closely related to supplying the needs of this rural area. Agriculture and land-based employment along with tourism related businesses are numerous, with Leyburn also supporting a number of light-industrial firms. The horse racing industry is prominent around Middleham and contributes significantly into the local economy, notably the staff associated with numerous stables and establishments in the area.

Preferred Lower Wensleydale Spatial Strategy

Lower Wensleydale Spatial Strategy (LWSS)

Local Service Centre - Leyburn

- support will be given to maintaining the vitality and viability of the town centre, through encouragement of further appropriate retail, business and tourism uses, environmental and infrastructure improvements, and developments associated with the expansion of the evening economy
- support will be given to Leyburn's role as a gateway settlement to the Yorkshire Dales
- the scale and location of further housing and employment development in the town will reflect its role in the sub area including serving the Yorkshire Dales National Park
- support will be given to the appropriate consolidation, improvement and enhancement of the town's existing employment areas including the redevelopment of vacant sites
- development should incorporate low carbon and renewable energy design
- the preference for new development is on existing vacant and previously developed sites in the built-up area where this is available and would not conflict with other policies in the plan
- the rural landscape setting and separate distinctive identities of specific settlements will be protected by avoiding coalescence through the identified Settlement Gaps, which will retain existing settlement pattern by maintaining the openness of land.
- support will be given to mixed use development but the complete loss of existing employment sites will be resisted
- retention and enhancement of the auction market will be encouraged, reflecting the importance of the facility to the town
- support will be given to tourism and operational developments associated with the operation of the Wensleydale Railway
- development of arts and workshop space for creative industries and provision of further cultural facilities will be encouraged
- support will be given to the retention, enhancement and provision of community facilities including open spaces.

Primary Service Settlement - Middleham

- support will be given for development which supports the Primary Service Village role of Middleham
- support will be given to developments and infrastructure related to tourism and the horse racing industry, including priority towards the retention of existing facilities, within the settlement and in the surrounding area.

Secondary Service Villages - Harmby - Spennithorne (cluster) and Hunton

- a modest level of small scale housing and economic development may be acceptable where it is appropriately located and supports the social and economic needs and sustainability of the local community.

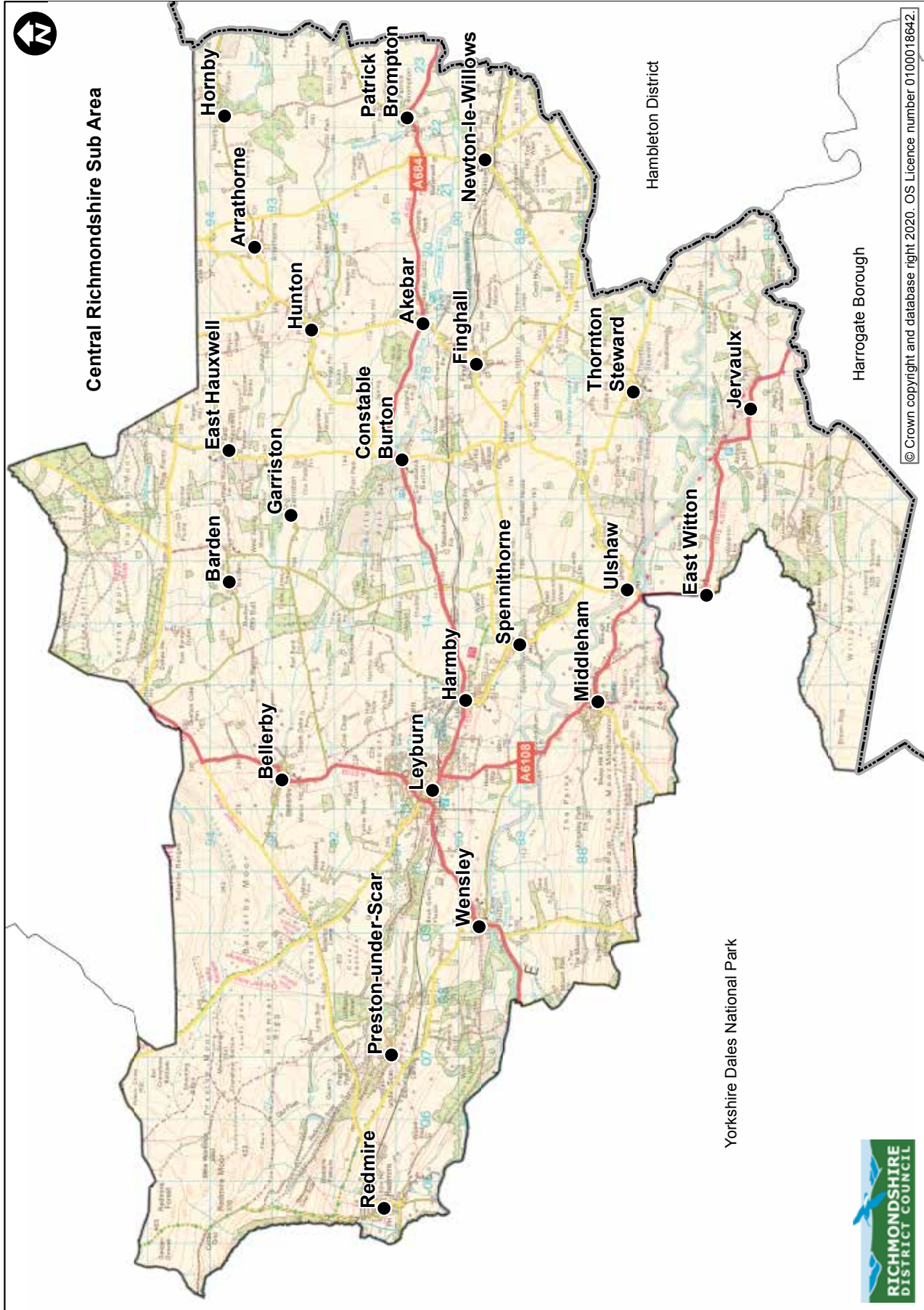
Smaller Villages - Bellerby, Constable Burton, Finghall, Newton-Le-Willows, Patrick Brompton, Preston-under-Scar, Redmire, Thornton Steward and Wensley

- a limited amount of appropriately located housing and economic development may be acceptable where it supports the social and economic needs and sustainability of the local community.

Elsewhere Settlements

- In rural parts of the sub area, sustainable development in accordance with Spatial Principle SP3 will be supported, particularly development which reflects the sub area's role as an entry point and provides for the needs of the adjacent part of Richmondshire in the Yorkshire Dales National Park.

Figure 9 - Lower Wensleydale Sub Area



Justification

The preferred Lower Wensleydale Spatial Strategy (LWSS) seeks to enhance the strong identities and community relationships in the Sub Area. Although it is a large rural area, the towns of Leyburn and Middleham create a strong focus for all but the eastern most part of the area. This focus also extends further up Wensleydale into the Yorkshire Dales National Park.

Rural communities and the rural economy are not restricted to the main centres of population. The village schools in Spennithorne and Hunton and various pubs, village halls and other facilities extend the network of local communities into the more rural areas and the spatial strategy seeks to retain these important local services. Small scale development is also expected in these areas to contribute to maintaining their sustainability and will include the conversion of existing but redundant buildings to enable flexibility for local housing and business needs.

The proposed LWSS expresses the approach to development growth in this Sub Area. In Lower Wensleydale, 17% (455 dwellings) of the district's housing growth requirement will need to be delivered. Preferred Policy H2 (Allocations and Location of Housing Development) provides locational guidance for new development in each of the settlements reflecting their location in the hierarchy.

No specific new area is proposed for allocation or identified for employment in Leyburn. However, various existing opportunities for development remain available within the existing employment area and new industrial and commercial development is considered to be most suited to the south east of the town in the vicinity of these existing employment areas. It will be important for proposals to balance these development opportunities with the need to protect the separation of Leyburn and Harmby.

The preferred Lower Wensleydale Spatial Strategy has been produced after consideration of local conditions, local views and the expectations from national policy. It should be read in conjunction with the whole proposed policy framework presented in the Local Plan. Other policies will detail how, for example, elements of future development should proceed, how the quality of the local environment should be enhanced and how affordable housing should be provided.

Alternatives Considered

There are no relevant alternatives to consider because the preferred Lower Wensleydale Spatial Strategy is an expression of the whole proposed policy framework for this specific geographical part of the Plan Area. Alternatives considered in relation to the amount and location of development and other policy areas are outlined in each of the relevant policies.



QUESTIONS

**Do you agree with the preferred approach to Lower Wensleydale?
Are there any other considerations which should be taken into account?**

North Richmondshire

Background and Context

The North Richmondshire area sits in a triangle formed by Richmond, Barnard Castle and Darlington. The landscape extends from the Tees Lowlands in the east to an extensive area of moorland in the west. The western part has a major military training area and borders the Yorkshire Dales National Park. The River Tees runs along a major part of its northern boundary.

The A1(M) and A66 trunk routes converge at Scotch Corner in the middle of this area. The ease of communications provided by the A1(M), A66 and A167 place most of this area in the Darlington travel to work and housing market areas and also makes it attractive to those commuting to larger conurbations beyond.

About 7,850 people live in this area. Their age profile is older than the district as a whole, and has been influenced by migration from the Tees Valley and the loss of younger people through education, work and housing opportunities.

Settlements in this area are more closely aligned to Tees Valley from Barnard Castle to Darlington along the A66, A1(M) and A167 routes. The largest settlements are Barton (880), Melsonby (710) and Middleton Tyas (560), but there is no clear local service centre for the whole area. The recently revised Settlement Facilities Study (RDC, 2020) shows that none of the villages in the North Richmondshire sub-area have more than one shop each, but this area does have seven primary schools and eleven village halls, suggesting a dispersed pattern of active settlements.

An attractive rural environment in North Richmondshire sustains a strong housing market that creates affordability issues and limits the available workforce. The area operates in the Darlington housing market. The Indices of Multiple Deprivation (IMD, 2019) record the difficulties with physical and financial accessibility of housing and local services. The wards in the remoter west of North Richmondshire are identified within the 10% most deprived quartile in this regard and the remainder within the 20 and 30% most deprived.

Agriculture, particularly arable, is the dominant land use, but mineral extraction has also had an impact, particularly at Forcett and Barton. There are important parkland areas such as those at Forcett Hall and Aske Hall and the Iron Age fortifications at Stanwick Camp are of national archaeological importance.

Employment within the area is predominantly land-based. The tourism sector includes a number of high quality hotels, a range of rural diversification including farm shops and Croft Circuit motor racing track. There are few employment centres. The Aske Hall business units near to Richmond and other smaller units across the sub area, including Harelands near Melsonby, take advantage of the area's good communications and attractive environment which has promoted diversification in this rural area. Dalton Gates is a small industrial estate on the site of a former wartime airfield five miles from Darlington.

Although well located for both the upgraded A1(M) and A66, only a small amount of employment development has taken place at Scotch Corner to date. However, permission has now been granted for a Designer Outlet, which is expected to open in 2023. The upgraded A1(M) and proposed upgrade to the A66 continues to improve prospects for further appropriate motorway related development at both Scotch Corner and Barton junctions.

Preferred North Richmondshire Spatial Strategy

North Richmondshire Spatial Strategy (NRSS)

Growth in North Richmondshire will be modest and development will be small in scale, reflecting the role of the Sub Area and its relationship to Darlington.

Primary Service Villages - Middleton Tyas, Barton and Melsonby

- support will be given for development which supports the Primary Service Village roles of these three villages, which whilst relatively separate share a close geographical relationship to the A1(M) and A66.

Secondary Service Villages - Newsham - Ravensworth - Dalton (cluster), Eppleby - Caldwell - Aldbrough (cluster), North Cowton and Gilling West

- a modest level of small scale housing and economic development may be acceptable where it is appropriately located and supports the social and economic needs and sustainability of the local community.

Smaller Villages - Cleasby, Croft-on-Tees, Dalton-on-Tees, East & West Layton, Kirby Hill, Manfield, Moulton, Skeeby, Stapleton and Whashton

- a limited amount of appropriately located housing and economic development may be acceptable where it supports the social and economic needs and sustainability of the local community.

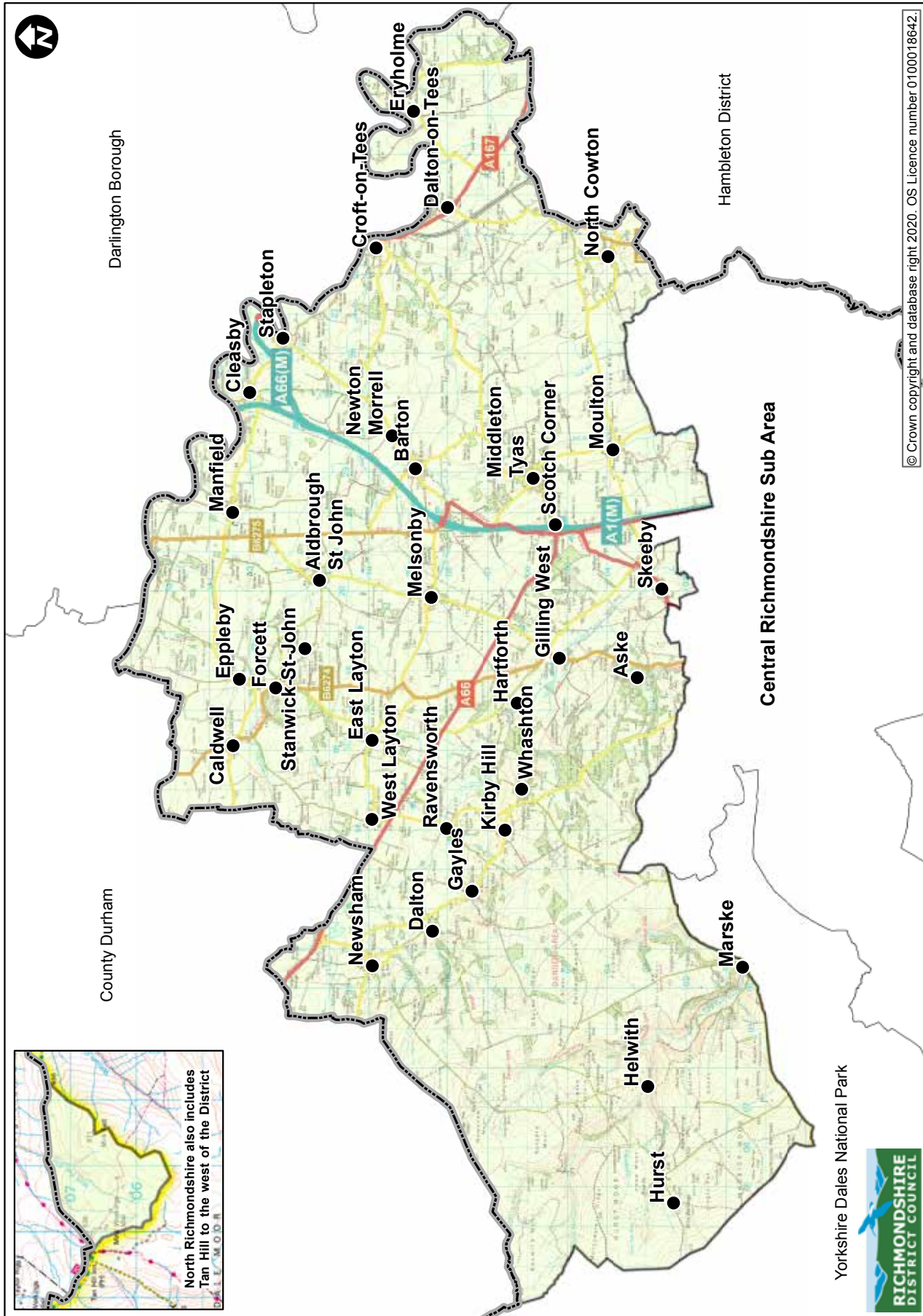
Elsewhere Settlements

- In rural parts of the Sub Area, sustainable development in accordance with Spatial Principle SP3 will be supported.

At junctions on the upgraded A1(M), priority will be given to

- Scotch Corner - the provision of the commitment for a Designer Outlet Centre and further appropriate motorway related economic development on the strategic direction of growth area will be considered subject to Policies E1 and E3
- Barton - the approved A1 Barton junction Service Area proposal and appropriate motorway related development will be considered subject to Policies E1 and E3.

Figure 10 - North Richmondshire Sub Area



Justification

North Richmondshire is a large sub area, which does not have a clear functional focus. It is better understood in terms of the characteristics shared by its many settlements, their rural location, small size and reliance on larger settlements outside the area for a range of services, including ones outside the district. The preferred spatial strategy seeks to retain and enhance the existing range of services that help to sustain local communities. It does this by focusing an amount of available development into selected locations. It does not, however, discount the remaining settlements, and addresses the need for appropriate but very small development in the most rural areas, mainly from the conversion of existing but redundant traditional buildings. The proposed housing target for this area (280) reflects its pattern of smaller settlements and the sustainable scale of development for this area.

The preferred North Richmondshire Spatial Strategy also seeks to support a strengthened District Centre (Richmond/Catterick Garrison) and regeneration in neighbouring Darlington by only supporting a sustainable scale of development in the Sub Area, enabling existing facilities and services within the Sub Area to be maintained.

The preferred North Richmondshire Spatial Strategy has been produced after consideration of local conditions, local views and the expectations from national policy. It should be read in conjunction with the whole proposed policy framework presented in the Local Plan. Other policies will detail how, for example, elements of future development should proceed, how the quality of the local environment should be enhanced and how affordable housing should be provided.

Alternatives Considered

There are no relevant alternatives to consider because the preferred North Richmondshire Spatial Strategy is an expression of the whole proposed policy framework for this specific geographical part of the Plan Area. Alternatives considered in relation to the amount and location of development and other policy areas are outlined in each of the relevant policies.



QUESTIONS

**Do you agree with the preferred approach to North Richmondshire?
Are there any other considerations which should be taken into account?**