

Richmondshire Local Plan

Core Strategy

Post Hearing Proposed Modifications Table

April 2014



M	Chapter	CP/SP/Title	Mod Number	Paragraph	Modification	Comment	Pre-Hearing Mod Ref	Post-Hearing Mod Ref
M	/ 1 / 0	/ 01	1.4	<p><u>Before</u> The Local Plan Core Strategy provides the local perspective on future development consistent with the current statutory development plan system. The Council has responded to the expected abolition of Regional Spatial Strategies (RSS) by publishing its Local Strategy Statement (2011) setting a locally distinct strategic context for future development. This context reflects several stages of preparation and consultation from early 2009 to late 2011. Details of this process, its regulatory compliance and, most importantly, how the Local Plan Core Strategy has been shaped by consultation responses are given in the Local Plan Core Strategy Consultation Statement.</p> <p><u>After</u> The Local Plan Core Strategy provides the local perspective on future development consistent with the current statutory development plan system. The Council responded to the expected abolition of Regional Spatial Strategies (RSS) by publishing its Local Strategy Statement (2011) setting a locally distinct strategic context for future development. This context reflects several stages of preparation and consultation from early 2009 to late 2011. Details of this process, its regulatory compliance and, most importantly, how the Local Plan Core Strategy has been shaped by consultation responses are given in the Local Plan Core Strategy Consultation Statement. The Yorkshire and Humber RSS was finally revoked in February</p>	Factual Change to reflect Regional Spatial Strategy revocation in February 2013 and results of Development Target Review (August 2013)	M001	-	

		2013. The Council consulted on the impact of this change in its Development Target Review (August 2013) and respondents agreed that the final revocation had little impact on the Council's development strategy.			
M / 1 / 0 / 02	1.7	<p><u>Before</u> Richmondshire shares many issues with its neighbouring districts. A North Yorkshire Community Plan 2011 – 2014 has been produced by Local Government North Yorkshire and York, which focuses on three countywide priorities:</p> <ul style="list-style-type: none"> • Enabling stronger local communities • Protecting and supporting vulnerable people • Supporting economic growth and employment <p>Darlington Borough and County Durham also neighbour the plan area. The approach to identifying and addressing strategic issues affecting these wider areas is set out in the Consultation Statement.</p> <p><u>After</u> Richmondshire has many local growth issues in common with its neighbouring districts. The introduction of York, North Yorkshire and East Riding Local Enterprise Partnership (LEP) has created a strong focus on the key drivers to change and the resources required to secure them. This is captured in the LEP's 5 priorities:</p> <ul style="list-style-type: none"> • Profitable and ambitious small and micro businesses • A global leader in food manufacturing, agri-tech and biorenewables • Inspired people 	To reflect the new perspective on sub-regional issues introduced by the Local Enterprise Partnership. Draft Economic and Investment Strategy 7/10/13.	M002	-

		<ul style="list-style-type: none"> • Successful and distinctive places • A well connected economy <p>Darlington Borough and County Durham also neighbour the plan area. The approach to identifying and addressing strategic issues affecting these wider areas is set out in the Consultation Statement.</p>			
M / 1 / 0 / 03	1.8	<p><u>Before</u> The Core Strategy is the first part of the Council's Local Plan and will be followed shortly by these additional key planning documents:</p> <ul style="list-style-type: none"> • Delivering Development Local Plan – dealing with site allocations and the definition of Development Limits for the larger settlements on the Proposals Map • Supplementary Planning Documents – covering detailed guidance on the implementation of policies in the Core Strategy relating to Providing Affordable Housing and Responding to Climate Change. <p><u>After</u> The Core Strategy is the first part of the Council's Local Plan, which needs to be supplemented by further detailed policies and guidance, in the following additional key planning documents:</p> <ul style="list-style-type: none"> • Delivering Development Plan – defining development limits for the larger settlements on the proposals maps and identifying detailed policies and site allocations for the following: 	Update to reflect expectations for additional guidance documents and as a consequence of other changes in this table	M003	YES

		<ul style="list-style-type: none"> ○ Housing ○ Employment ○ Town Centre Uses ○ MoD Uses ○ Infrastructure ○ Open Space and Green Infrastructure ○ Sport and Leisure Facilities <p>Site evaluation in the allocations process will include consideration of infrastructure requirements</p> <ul style="list-style-type: none"> • Supplementary Planning Documents – providing detailed guidance on the implementation of Core Strategy policies covering: <ul style="list-style-type: none"> ○ Affordable Housing Guidance ○ Heritage & Design Guidance ○ Settlement Development Guidance <p>The timetable for their production will be published in the Council’s Local Development Scheme.</p>			
M / 1 / 0 / 04	1.9	<p><u>Before</u> 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 Plans.</p> <p><u>After</u> Minerals and waste planning issues are dealt with through North Yorkshire County Council’s Minerals and Waste Local Plans. The Coal Authority defines local Mineral Safeguarding Areas (MSA) to ensure that development proposals consider the impact of past, current and future mineral</p>	Representation – 9146 - Coal Authority Include reference to and role of Mineral Safeguarding Areas. This is detailed in Core Policy CP2.	M004	-

		extraction.			
M / 2 / 0 / 01	2.4	<p><u>Before</u> ‘The Catterick Garrison Strategic Transport Assessment (2010)...’</p> <p><u>After</u> ‘The Catterick Garrison Strategic Transport Assessment (2011)...’</p>	Factual Correction	M005	-
M / 2 / 0 / 02	2.7,2.8	<p><u>Before</u> Population change occurs mainly through migration to and from Richmondshire. This is driven by a mix of higher education, housing market options, military policy and rural attractiveness. Research through the North Yorkshire Strategic Housing Market Assessment (2011) indicates that current mid 2008 sub national population projections, prepared by the Office of National Statistics (ONS) have overestimated the level of growth because of problems with the calculation of international migration. The Richmondshire Scrutiny of Population Estimates and Projections (2012) provides a revision to the mid 2008 based projections which addresses the overestimate using improved ONS methodology. The results show that a revised mid 2011 population estimate for the District should be 50,360 compared to the 52,840 expected using previous ONS methods. When this change in the calculation of international migration trends is projected forward it reduces the level of expected growth from 60,110 to 52,820. The Core Strategy adopts this revised, but more realistic, level of growth for strategic development.</p>	Impact of main 2011 Census results and Development Target Review August 2013.	M006	-

The population of the plan area is estimated to be 43,310 (mid 2011 revised), which is 86% of the District total. Two thirds of this population live in the seven largest settlements, with estimated populations of Catterick Garrison 14,600, Richmond 8,140, Catterick Village (including Marne Barracks) 2,785, Leyburn 2,110 and Brompton on Swale 1,800. Both Catterick Garrison and Catterick Village have large numbers of personnel living in communal accommodation. Despite the presence of a large military population, the population age structure tends to be older than regional and national profiles. The retirement age population accounts for 18.1% of the District total, but this proportion will be smaller for the plan area, because of the military population. The plan area can expect an increase in its age profile as the 'baby boom' generation reaches retirement age during the plan period. 94.6% of the local population is white, which is greater than regional and national levels.

After

The population of the plan area is estimated to be **44,690 (Census, 2011)**, which is 86% of the District total. Two thirds of this population live in the seven largest settlements, with estimated populations of Catterick Garrison **16,180**, Richmond **8,410**, Catterick Village (including Marne Barracks) **3,155**, Leyburn **2,550** and Brompton on Swale **1,880**. Both Catterick Garrison and Catterick Village have large numbers of personnel living in communal accommodation. Despite the presence of a large military population, the population age structure tends to be older than regional and national profiles. The retirement age population accounts for **17.5%** of the District total, but this proportion will be smaller for the plan area, because of the military population. The plan area can expect an increase in its age profile as the 'baby boom' generation reaches retirement

age during the plan period. Figure 2 below, using population data obtained from the 2001 and 2011 Censuses highlights how the District population is ageing. **95.4%** of the local population is white, which is greater than regional and national levels.

Inclusion of Figure 2: Chart illustrating Richmondshire Population Ageing 2001 – 2011

Population change occurs mainly through migration to and from Richmondshire. This is driven by a mix of higher education, housing market options, military policy and rural attractiveness.

The small size of the plan area population combined with its very large military component presents a methodological challenge for both population estimation and projection. The ONS series of projections based on 2001 Census were inflated through an error affecting the calculation of international migration (Development Target Review, August 2013). Although main 2011 Census results have been published at the time of writing, the first set of projections based on the full Census results has not been prepared. The interim mid-2011 based population and household projections are not considered suitable for strategic planning (DTR, 2013). But, in projecting prevailing recessionary trends they do indicate reduced local prospects in the absence of development. The

Richmondshire Scrutiny of Population Estimates and Projections (2012) provided a revision to the mid 2008 based projections which addressed the migration overestimate using improved ONS methodology. These results showed a reduction in the level of expected growth over the plan period. The Core Strategy has adopted this revised, but more realistic, level of growth for strategic development which is greater than the depressed growth indicated by

		the mid-2011 interim projections.			
M / 2 / 0 / 03	2.9,2.10	<p><u>Before</u> There are about 19,150 (2010) dwellings in the plan area, of which just over 80% are owner occupied or privately rented, which is higher than regional and national levels. The mix of tenures in the plan area includes nearly 1,600 military homes or 9% of total dwelling stock. There is a much lower proportion of social rented housing (10%) compared to regional and national levels. The vacancy rate, including holiday homes and second homes, is 7.7%. This falls to 2.1% when only market properties are included (Empty and Underused Property Research, 2009).</p> <p>There are two distinct Housing Market areas in Richmondshire. The central and northern parts of the plan area fall mainly into the Darlington and the Tees Valley area. The remaining, predominantly rural area, participates in much wider high value and leisure markets characterised by affluent commuters, quality of life, second and holiday homes. In-migration and rural attractiveness are strong drivers of the housing market. The ratio of lower quartile house price to lower quartile earnings has varied between 9.97 in 2005 and 8.44 in 2010 (CLG, 2012). The North Yorkshire Strategic Housing Market Assessment (NYSHMA 2011) confirms the ongoing affordable housing issue, with an estimated need for 260 affordable dwellings per annum over the next five years based on both the existing and emerging demand. The lower average household income of £22,100 in the District is a barrier to owner-occupation for many families. The average lower quartile house price is £145,000 and requires a household income of £58,500 to purchase it (assuming a maximum mortgage spend of 20% of income and no other equity). The private rented sector has been buoyant,</p>	Update with 2011 Census results and additional SHMA reference.	M007	-

but affordability issues place increased pressure on the available stock. Rents were comparatively low compared with more urban markets in North Yorkshire. Social housing waiting lists accounted for 7% of households.

After

There are about 19,600 (2011) dwellings in the plan area, of which just over 85% are owner occupied or privately rented, which is higher than regional and national levels. The mix of tenures in the plan area includes nearly 1,750 military homes or 10% of total dwelling stock. There is a much lower proportion of social rented housing (11%) compared to regional and national levels. The vacancy rate, including holiday homes and second homes, is 7.7%. This falls to 2.1% when only market properties are included (Empty and Underused Property Research, 2009).

There are two distinct Housing Market areas in Richmondshire. The central and northern parts of the plan area fall mainly into the Darlington and the Tees Valley area. The remaining, predominantly rural area, participates in much wider high value and leisure markets characterised by affluent commuters, quality of life, second and holiday homes. In-migration and rural attractiveness are strong drivers of the housing market. The ratio of lower quartile house price to lower quartile earnings has varied between 9.97 in 2005 and 8.44 in 2010 (CLG, 2012). The North Yorkshire Strategic Housing Market Assessment (NYSHMA 2011) confirms the ongoing affordable housing issue. **Over the next 5 years 260 homes per year are estimated to be in housing need but cannot afford to move to address this need. This includes households seeking adaptations and emerging households which may look outside the**

		<p>District for their housing needs. It is also based on assumptions concerning access to housing finance products available at the time of writing. The lower average household income of £22,100 in the District is a barrier to owner-occupation for many families. The average lower quartile house price is £145,000 and requires a household income of £58,500 to purchase it (assuming a maximum mortgage spend of 20% of income and no other equity). The private rented sector has been buoyant, but affordability issues place increased pressure on the available stock. Rents were comparatively low compared with more urban markets in North Yorkshire. Social housing waiting lists accounted for 7% of households.</p>			
M / 2 / 0 / 04	2.12	<p><u>Before</u> The Catterick Garrison Long Term Development Plan (CGLTDP, MoD 2008) identified sites to enable the Garrison to expand to accommodate a maximum of a further five units, equivalent to an estimated 3,000 military personnel. The Defence Secretary announced in summer 2011 that the overall size of the regular army would be decreased and that units currently based in Germany would relocate mainly to Scotland. As a result of these announcements little change is now expected in the size of the Garrison. National policy is for military personnel to stay at a home base for most of their career and to be deployed from there, aiming for personnel and their families to settle near to their base. In support of this, CGLTDP also aims to make Catterick Garrison an attractive home for soldiers and their families, and meet the aspirations of the wider local community. Central to this aim is the development of a modern town centre in Catterick Garrison.</p>	Update as a result of Army Basing Plan and Catterick Garrison town centre approval.	M008	-

		<p><u>After</u> The Army Basing Plan (MoD, 2013) presented the overall movements in military units required to return the Army from Germany and modernise it. This plan identifies major unit movements in to and out of Catterick Garrison up until 2017. The net impact of these movements is not expected to change the overall size of the military presence in Richmondshire. National policy is for military personnel to stay at a home base for most of their career and to be deployed from there, aiming for personnel and their families to settle near to their base. The development of a modern town centre contributes to the objective to make Catterick Garrison an attractive home for soldiers and their families, and meet the aspirations of the wider local community.</p>			
M / 2 / 0 / 05	2.18	<p><u>Before</u> The recent A1 motorway upgrade between Dishforth and Leeming Bar has improved access to existing employment and residential areas, and this will be improved further if the proposed A684 Bedale bypass is also built. The northern section of the proposed A1 upgrade from Leeming Bar to Barton has been cancelled. Proposed A1 junction upgrades in the Catterick Village area would have substantially improved access to the plan area. The Catterick Garrison Strategic Transport Assessment (2011) identified a number of road junctions along the A6136, which are near to or approaching capacity. Potential mitigation measures to enable future development were also identified.</p> <p><u>After</u> The A1 motorway upgrade between Dishforth and Leeming Bar has improved access to existing employment and residential areas, and this will be improved further when the proposed</p>	Update reflecting changed circumstance of A1 upgrade	M009	-

		A684 Bedale bypass is also built. The completion of the northern section of the proposed A1 upgrade from Leeming Bar to Barton is expected by 2017. The proposed Catterick Central junction upgrade will substantially improve access to the plan area. The Catterick Garrison Strategic Transport Assessment (2011) identified a number of road junctions along the A6136, which are near to or approaching capacity. Potential mitigation measures to enable future development were also identified and funding for these is being sought.			
M / 2 / 0 / 06	2.14,2.15, 2.16	<p><u>Before</u> The Employment Land Review Update (2012) looked at the structure of the local economy and how it was expected to change. The table below summarises the results for the main local employment sectors, which account for 90% of local employment outside the armed forces. Employment sectors have been ranked by their relative size in terms of the numbers of people employed. In general, the local economy is expected to retain its strong service sector. But, the mix of services is expected to change, with a sharp reduction in public service employment and also a rise in retail employment.</p> <p>The Ministry of Defence (MoD) employs about 9,400 people in the plan area, including military personnel (Economic Impact Study of the Military in North Yorkshire, 2010). The gross impact of this through salaries is estimated to be £204m.</p> <p>Middleham, in Lower Wensleydale, is an important centre for the horse racing industry employing 227 people with around 550 racehorses in training. The total value of this industry to the area is estimated to be £12.7m (Lower Wensleydale Study 2009).</p> <p><u>After</u> The Ministry of Defence (MoD) employs about 9,400 people in the plan area, including military personnel (Economic Impact</p>	Update as a result of completion of Economic Led Projection (2014)	-	YES

	<p>Study of the Military in North Yorkshire, 2010). The gross impact of this through salaries is estimated to be £204m.</p> <p>Middleham, in Lower Wensleydale, is an important centre for the horse racing industry employing 227 people with around 550 racehorses in training. The total value of this industry to the area is estimated to be £12.7m (Lower Wensleydale Study 2009).</p> <p>The Employment Land Review Update (2012) looked at the structure of the local economy and how it was expected to change. It is based on the Regional Econometric Model forecast dated October 2011, which was a positive projection whose assumptions had not been seriously affected by the economic downturn. The overall projected growth in local jobs would be 2,200 by 2026 if expected trends are realised. The table below summarises the results for the main local employment sectors, which account for 90% of local employment outside the armed forces. Employment sectors have been ranked by their relative size in terms of the numbers of people employed. In general, the local economy is expected to retain its strong service sector. But, the mix of services is expected to change, with a sharp reduction in public service employment and also a rise in retail employment. This growth is focussed mainly on the service sector and relies heavily on housing growth to deliver the necessary consumption to drive it. The potential for such growth should be related to housing growth projections, particularly when projected employment growth could outstrip growth in the local workforce, without increased migration or in-commuting to fill the deficit. The employment-led demographic forecast (Employment-led</p>			
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		Demographic Forecasts, 2014) indicated that this projected level of employment growth would require an increased level of in migration to support it and a raised development target if all of the increase in the local workforce was to be accommodated in the District. As economic recovery begins, the projected increase in local economic growth is likely to be delayed and is dependent, on the delivery of the A1 upgrade through the District and the building of Catterick Garrison Town Centre.			
M / 3 / Vision / 01	Vision	<p><u>Before</u> Richmond has built on its heritage and increased its economic importance to the surrounding area.</p> <p><u>After</u> Richmond has realised the potential offered by its heritage and increased its economic importance to the surrounding area.</p>	Representation – 2282 - English Heritage – Text clarification	M010	-
M / 3 / SO / 01	Strategic Objectives 3.1.6	<p><u>Before</u> CP0 – CP14</p> <p><u>After</u> CP1 – CP14</p>	To reflect amalgamation of CP3 and CP4	-	YES
M / 3 / LO / 01	Local Objectives	Renumbering of policy references.	To reflect amalgamation of CP3 and CP4	-	YES
M / 3 / SP4 / 01	3.1.25, 3.1.27	<p><u>Before</u> Population and household forecasts are the normal starting point when considering the scale of housing development. The Richmondshire population has proved difficult to project consistently and household projections have fluctuated widely in the past 10 years. The Regional Spatial Strategy proposed</p>	Updated as a result of Development Target Review (2013) publication.	M011	-

an annual target of 200 additional new houses each year. The ONS/CLG mid-2006 based household forecasts increased this to 400, which was subsequently decreased to 250 each year by the mid-2008 household forecasts.

The North Yorkshire Strategic Housing Market Assessment (NYSHMA, 2011) identified the risk that population estimates and projections produced by the Office for National Statistics (ONS) were inflated and recommended the production of a local population projection. The Richmondshire Scrutiny of Population Estimates and Projections (2012) presented a local population projection based on the mid-2008 ONS population projection, but with revised international migration estimates based on a methodology developed by ONS for future projections. This approach was also applied to mid year estimate calculations back to 2006 to ensure that the problems identified with ONS overestimation of international migration did not artificially inflate the projected population. This work removed the incorrect expectations for international migration from the Richmondshire population and indicated a more realistic housing target of an average of 180 houses each year. The future population is expected to change shape with an increasing proportion of ageing households.

The housing target is based on change in the whole Richmondshire population, but is related to development in the area outside of the Yorkshire Dales National Park. This recognises the national park's policy to address locally defined housing needs, the limited capacity for new housing development in this area and the district wide roles of the main towns.

	<p><u>After</u> Population and household forecasts are the normal starting point when considering the scale of housing development. The Richmondshire population has proved difficult to project consistently and household projections have fluctuated widely in the past 10 years. The Regional Spatial Strategy proposed an annual target of 200 additional new houses each year. The ONS/CLG mid-2006 based household forecasts increased this to 400, which was subsequently decreased to 250 each year by the mid-2008 household forecasts. The first household projection following publication of the main 2011 Census results indicate a much reduced target of 80 homes per annum. The reasons for this variation stem from incorrect assumptions concerning international migration in the 2001 based series of population projections and the impact of the large military population on modelling assumptions. The international migration methodology problem has since been addressed by ONS in recent improvements to its methodology. The latest mid-2011 based interim population and household forecasts (April 2013) present a different problem tantamount to the population standing still over the whole plan period, with any household growth accounted for by decreasing household size. This comes from projecting forward the severe recessionary trends of the preceding five years. These issues were reviewed in detail in the Richmondshire Scrutiny of Population Estimates and Projections (2012) and the Development Target Review (August, 2013). Together these conclude that the growth expectations projected in the Richmondshire Scrutiny of Population Estimates and Projections (2012) presented the most realistic growth trend and indicated a housing target of an average of 180 houses each year.</p>			
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		<p>This target of 180 homes each year is not a ceiling for the level of expected growth. It is considered to be realistic, deliverable and therefore an achievable target to address current and future needs. A managed approach will be taken should further suitable, sustainable and deliverable housing sites come forward, they will be considered on their merits, This housing target is also based on change in the whole Richmondshire population, but is related to development in the area outside of the Yorkshire Dales National Park. This recognises the national park's policy to address locally defined housing needs, the limited capacity for new housing development in this area and the district wide roles of the main towns in the Plan area. Monitoring of delivery against the target will, therefore, include net new housing development in the National Park area. It will also be related to economic growth indicators to enable the relationship between economic growth and housing growth to be managed.</p>			
M / 3 / SP4 / 02	3.1.27	<p><u>Addition of</u> This target of 180 homes each year is not a ceiling for the level of expected growth. It is considered to be realistic, deliverable and therefore an achievable target to address current and future needs. A managed approach will be taken should further suitable, sustainable and deliverable housing sites come forward, they will be considered on their merits,</p>	Management of housing target, not a ceiling	-	YES
M / 3 / SP4 / 03	3.1.30 Policy Para 2	<p><u>Before</u> Ministry of Defence (MoD) policy changes and the range of potential requirements are a source of continuing uncertainty for local development planning. The likely scale of service families'</p>	Army Basing Plan update 2013	M012	-

housing required for military personnel at Catterick Garrison needs to be dealt with separately and planned for flexibly to account for changing national priorities. The Catterick Garrison Long Term Development Plan (CGLTDP, 2008) indicated that space is available on MoD sites to accommodate major expansion. MoD estimated a maximum requirement for 1,440 service families' homes (MoD, 2010) plus military work areas for up to four additional units on the defence estate. The Defence Secretary (July 2011) announced that Catterick Garrison was expected to remain about the same size, but detailed plans had not been produced. This makes it necessary to retain military expansion capacity in the Core Strategy to ensure reasonable options for national defence policy can be addressed in the local context.

After

The implementation of the Army Basing Plan (MoD 2013) will not be complete until 2017. The likely scale of **additional** service families' housing required for military personnel at Catterick Garrison needs to be dealt with separately and planned for flexibly to account for changing national priorities. The Catterick Garrison Long Term Development Plan (CGLTDP, 2008) indicated that space is available on MoD sites to accommodate a large amount of new military housing. **Current expectations for additional accommodation are more modest and flow from an expectation to consolidate this type of accommodation. Initial estimates suggest that, subject to military housing policy, between 300 and 500 homes could be built. Although plans have not been confirmed for this development, it is necessary** to retain military expansion capacity at this level in the Core Strategy to ensure reasonable options for national defence policy can be

		addressed in the local context.			
M / 3 / SP4 / 04	3.1.31	<p><u>Before</u> The most recent evidence indicated a very low level of need for additional provision for the Gypsy and Traveller community (NYGTAA 2008). This amounted to three additional pitches. There has been no pressure for growth since this assessment and further need will be dealt with in the development management process, consistent with national policy, rather than strategic allocations.</p> <p><u>After</u> The most recent evidence indicates a high level of vacancy in current provision for the Gypsy and Traveller accommodation and no expected demand (GTAA 2013). This is reflected in the lack of unauthorised encampments, enforcement action or applications for additional sites in Richmondshire, which does not call for strategic allocations. Any identified need can be met on existing sites and applications for further sites will be dealt with in the development management process, consistent with Planning Policy for Travellers Sites (CLG 2012) using Core Policy CP4.</p>	GTAA Update	M013	-
M / 3 / SP4 / 05	SP4 Policy	<p><u>Before</u> Provision is also made for the development of up to 1,440 homes for military service families' accommodation at the Catterick Garrison main military site by 2028 if required and will be additional to the general housing requirement in Catterick Garrison.</p> <p><u>After</u> Provision is also made for the development of up to 500 homes for military service families' accommodation at the Catterick</p>	Army Basing Plan update 2013	M014	-

		Garrison main military site by 2028 if required by national defence strategy and will be additional to the general housing requirement in Catterick Garrison. Additional Gypsy and Traveller accommodation requirements will be met through Core Policy CP4.4.			
M / 3 / SP4 / 06	3.1.26	<u>Addition of</u> The employment-led demographic forecast (2014) indicated that the projected level of employment growth (2,200 jobs) would require an increased level of in-migration to support it and a raised development target if all of the increase in the local workforce was to be accommodated in the District. This level of growth is unlikely to be fully realised because the projected increase in local economic growth is likely to be delayed as economic recovery begins and is dependent, to a large extent on the delivery of the A1 upgrade through the District and the building of Catterick Garrison Town Centre. Growth in military housing will also contribute to the local workforce, further reducing the need to increase the development target. It is therefore an unrealistic basis for development planning.	Economic Led Projection 2014	-	YES
M / 3 / SP5 / 01	3.1.35	<u>Before</u> The Richmond Swale Valley Community Initiative (RSVCI) Strategic Framework (2009 – 2014) prioritises economic diversification and attracting new business. Richmond’s important tourism offer and scope for creative industries is recognised, as is the need for complementary growth in Catterick Garrison to address the limited capacity for development in Richmond. The Economic Impact of the Military Presence in North Yorkshire (February 2010) looked at the	A1 upgrade update and reference to LEP	M015	-

	<p>economic impact of the military and its likely future growth. This study showed that military related employment accounts for 44% of total employment in Richmondshire. Military procurement is expected to continue on a predominantly national basis with few local growth opportunities apart from smaller local supply-chain contracting opportunities. The cancellation of the A1 motorway upgrade (October 2010) through the District and loss of associated junction improvements altered the longer term potential of areas adjacent to it and also lost the opportunity for improved access to and from much of Richmondshire.</p> <p><u>After</u> The Richmond Swale Valley Community Initiative (RSVCI) Strategic Framework (2009 – 2014) prioritised economic diversification and attracting new business. Richmond’s important tourism offer and scope for creative industries is recognised, as is the need for complementary growth in Catterick Garrison to address the limited capacity for development in Richmond. The Local Enterprise Partnership has recognised that Catterick Garrison offers the greatest potential for economic growth in this part of North Yorkshire.</p> <p>The Economic Impact of the Military Presence in North Yorkshire (February 2010) looked at the economic impact of the military and its likely future growth. This study showed that military related employment accounts for 44% of total employment in Richmondshire. Military procurement is expected to continue on a predominantly national basis with few local growth opportunities apart from smaller local supply-chain contracting opportunities. The upgrade of the A1 to motorway standard through the District and its associated junction</p>			
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		<p>improvements will promote the longer term potential of the local economy as a whole through better connectivity particularly for the key employment areas in Richmond, Catterick Garrison and at Gatherley Road. It also introduces the prospect of appropriate development related to the Catterick Central junction, but subject to the known flood risk, archaeological and natural constraints and the feasibility of any connection to the strategic road network and links to the local road network.</p>			
M / 3 / SP5 / 02	3.1.37	<p><u>Before</u> North Richmondshire is predominantly rural, but also has major trunk road junctions at Scotch Corner and Barton. There are a few employment locations in the area. The Aske Hall development provides a range of employment units within former estate buildings near to Richmond. Dalton Gates is a small industrial estate is on the site of a former wartime airfield five miles from Darlington. Although well located for both the A1 and A66, only a small amount of employment development has taken place at Scotch Corner. Planning permission was first granted for a major 7 hectare employment development next to Scotch Corner twenty years ago and remains a planning commitment but development has not yet started and little interest has been forthcoming.</p> <p><u>After</u> North Richmondshire is predominantly rural, but also has major trunk road junctions at Scotch Corner and Barton. There are a few employment locations in the area. The Aske Hall development provides a range of employment units within former estate buildings near to Richmond. Dalton Gates is a small industrial estate is on the site of a former wartime airfield five miles from Darlington. Although well</p>	A1 Upgrade update	M016	-

		located for both the A1 and A66, only a small amount of employment development has taken place at Scotch Corner. Planning permission was first granted for a major 7 hectare employment development next to Scotch Corner twenty years ago and remains a planning commitment but development has not yet started. The A1 upgrade improves prospects for this site and motorway related development at both Scotch Corner and Barton junctions.			
M / 3 / SP5 / 03	3.1.43, 3.1.44	<p><u>Before</u> Further employment development can also be encouraged within, or if opportunities cannot be found, close to the town centres to help maintain a closer relationship between local homes and work places. This could include refurbishments or more intensive developments making better use of upper floors while respecting the quality of the town centres. Neither of the northern A1 junctions at Scotch Corner and Barton relate well to the Spatial Principle SP2 settlement hierarchy, therefore further development will not be supported here beyond that already committed.</p> <p>Small scale economic development in Primary and Secondary Service Villages which meets local needs will be supported reflecting the role of these settlements in Spatial Principle SP2. Beyond these villages, again reflecting the intentions of Spatial Principle SP3, small scale limited development would be appropriate to support rural sustainability subject to satisfying important environmental considerations in these areas.</p> <p><u>After</u> Further employment development can also be encouraged within, or if opportunities cannot be found, close to the town centres to help maintain a closer relationship between local</p>	A1 Upgrade update	M017	-

		homes and work places. This could include refurbishments or more intensive developments making better use of upper floors while respecting the quality of the town centres. In addition to appropriate motorway related development and existing key employment areas, small scale economic development in Primary and Secondary Service Villages which meets local needs will be supported reflecting the role of these settlements in Spatial Principle SP2. Beyond these villages, again reflecting the intentions of Spatial Principle SP3, small scale limited development would be appropriate to support rural sustainability subject to satisfying important environmental considerations in these areas.			
M / 3 / SP5 / 04	SP5 Policy	<u>Addition of</u> Appropriate economic development opportunities related to the A1 upgraded junctions at Catterick Central, Scotch Corner and Barton will be considered subject to a detailed appraisal of their requirements to link directly with the strategic road network, the feasibility of this link and local conditions that exist in these locations.	A1 Upgrade update	M018	-
M / 3 / SP5 / 05	3.1.39	<u>Before</u> The ELR (2012) anticipated growth of just over 3,000 jobs locally. <u>After</u> The ELR (2012) anticipated growth of just over 2,200 jobs locally.	Factual Correction of anticipated job growth figure	-	YES
M / 3 / CRSS / 01	3.2.1,3.2.2,3.2.3	<u>Before</u> Central Richmondshire is defined by the River Swale and higher ground rising to the north and south; and has a	Factual update to include 2011 Census Results.	M019	-

		<p>population of around 31,040 people, which is about two thirds of the plan area.</p> <p>Richmond is the historic centre of Richmondshire with an estimated population of 8,140.</p> <p>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 nearly 15,000.</p> <p><u>After</u> Central Richmondshire is defined by the River Swale and higher ground rising to the north and south; and has a population of around 31,000 people, which is about two thirds of the plan area.</p> <p>Richmond is the historic centre of Richmondshire with an estimated population of 8,410.</p> <p>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 nearly 16,200.</p>			
M / 3 / CRSS / 02	3.2.4,3.2.5	<p><u>Before</u> 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. CGLTDP identifies the potential for the military presence to expand in Richmondshire by a maximum of five units. The circumstances under which it was written have changed with the national Security and Defence Review (SDR, 2010) and detail</p>	Update to include reference to Army Basing review and assimilate military requirements	M020	-

	<p>plans arising from this will still need to reflect the local context when published.</p> <p>The Central Richmondshire Spatial Strategy (CRSS) addresses the challenges facing this area: sustaining and strengthening Richmond; improving Catterick Garrison to create a modern vibrant centre; accommodating growth; adapting to military change and creating a wider range of more integrated opportunities in Central Richmondshire for work, housing, leisure and shopping which reduce the need to travel to more distant centres. It takes its direction from the Core Strategy's Spatial Principles (figure 7) 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 79% of housing development (2,410 houses) in the plan area is expected to be delivered in this sub area. In addition, provision is made for expansion of military related facilities and 1,440 service families' houses, to enable military development (if required) to accommodate an additional four military units above the current complement in 2011.</p> <p><u>After</u> 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. CGLTDP has been superseded by the Army Basing Plan (2013) which envisages a set of unit movements contributing to overall army modernisation up to 2017, but with no significant change in the overall military presence.</p> <p>The Central Richmondshire Spatial Strategy (CRSS) addresses</p>			
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		<p>the challenges facing this area: sustaining and strengthening Richmond; improving Catterick Garrison to create a modern vibrant centre; accommodating growth; adapting to military change and creating a wider range of more integrated opportunities in Central Richmondshire for work, housing, leisure and shopping which reduce the need to travel to more distant centres. It takes its direction from the Core Strategy's Spatial Principles (figure 7) 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 79% of housing development (2,410 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 500 additional service family homes if required to enable the implementation of national military strategy locally.</p>			
M / 3 / CRSS / 03	3.2.7	<p><u>Addition of</u> Small scale development in Richmond and Catterick Garrison predominantly comprises sites of 10 units or less and for all other settlements 4 or less.</p>	Definition of small scale housing development	-	YES
M / 3 / CRSS 04	3.2.9	<p><u>Addition of</u> Fig 8 indicates the general direction of strategic growth and, although not definitive, provides guidance for the identification of strategic development sites that are well related to this area. Development areas will be formally defined in the Delivering Development Plan through specific land use and settlement development limit policies. Prior to the allocation of land in the Delivering Development Plan, the Council will consider development proposals that are well related to this area and contribute to the overall strategy for Catterick Garrison.</p>	Text clarification RE. CRSS Strategic Development Growth Area, R.Hildyard Rep 2679	-	YES

M / 3 / CRSS / 05	Figure 8	Inclusion of additional detail to figure 8 to provide clarification regarding the Strategic Development Growth Area.(See tracked changes version of LPCS)	Figure 8 image clarification RE. CRSS Strategic Development Growth Area, R. Hildyard Rep 2680	-	YES
M / 3 / CRSS / 06	3.2.10	<p><u>Before</u> The roles of the town centres of Richmond and Catterick Garrison are further defined in Core Policy CP9: Supporting Town and Local Centres and the scale and type of town centre developments in the Garrison Area will be determined in the Delivering Development Plan. Prior to the preparation of that Plan, planning applications for commercial development in both the Garrison Area and Richmond will be expected to address the potential consequences upon the other centre in line with Core Policy CP9.</p> <p><u>After</u> The roles of the town centres of Richmond and Catterick Garrison are further defined in Core Policy CP9: Supporting Town and Local Centres. and the scale and type of town centre developments in the Garrison Area will be determined in the Delivering Development Plan. Prior to the preparation of that Plan, planning applications for Commercial development in either Catterick Garrison or Richmond will be expected to address the potential consequences upon the other centre in line with Core Policy CP9.</p>	Replacement of policy 83 and update to reflect inclusion of town centre maps in Core Policy CP9	M021	-
M / 3 / CRSS / 07	CRSS Policy after 3e	<p><u>Before</u> Sustainable and accessible brownfield sites within the town will be prioritised above edge of settlement sites.</p> <p><u>After</u> The development of sustainable and accessible brownfield</p>	Align to NPPF wording re. Brownfield	-	YES

		sites within the town will be encouraged in preference to edge of settlement sites.			
M / 3 / CRSS / 08	CRSS Policy 5	<p><u>Before</u> 5. High quality new housing and employment development within the strategic growth area defined in Figure 8 which:</p> <p>g. provides increased pedestrian and cyclist accessibility within the built-up area, particularly between the new development, town centre and social and recreational facilities;</p> <p><u>After</u> 5. High quality new housing and employment development, which pending the Delivering Development Plan, is well related to the strategic direction of growth indicated in Figure 8, and;</p> <p>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;</p>	Text clarification RE. CRSS Strategic Development Growth Area, R.Hildyard Rep 2679	-	YES
M / 3 / CRSS / 09	CRSS Policy 5.a	<p><u>Before</u> 5a. prioritises existing vacant and previously developed sites in the built-up area, south east from Catterick Garrison town centre first, subject to the demonstrable availability and deliverability of sites;</p> <p><u>After</u> encourages existing vacant and previously developed sites in the built-up area, south east from Catterick Garrison town centre first, subject to the demonstrable availability and deliverability of sites;</p>	Align to NPPF wording re. Brownfield	-	YES

M / 3 / CRSS / 10	CRSS Policy after 6.h	<u>Addition of</u> Development will be considered at the new Catterick Central junction on the upgraded A1 subject to Spatial Principle SP5.	A1 Upgrade update 2013	M022	-
M / 3 / LWSS / 01	3.3.2	<p><u>Before</u> Its main settlements are Leyburn and Middleham, which provide a central focus for several smaller villages. Leyburn is identified as a Local Service Centre, serving a population of approximately 7,000 people, of which about 2,110 reside in Leyburn itself (2011 population estimates). It 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.</p> <p><u>After</u> Its main settlements are Leyburn and Middleham, which provide a central focus for several smaller villages. Leyburn is identified as a Local Service Centre, serving a population of approximately 8,000 people, of which about 2,550 reside in Leyburn itself (2011 Census). It 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.</p>	Update to reflect 2011 Census	M024	-

M / 3 / NRSS / 01	3.4.3,3.4.4	<p><u>Before</u> About 7,400 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.</p> <p>Settlements in this area are more closely aligned to Tees Valley from Barnard Castle to Darlington along the A66, A1 and A167 routes. The largest settlements are Barton (810), Melsonby (760) and Middleton Tyas (560), but there is no clear local service centre for the whole area. The recently revised Settlement Facilities Study (RDC, 2011) 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.</p> <p><u>After</u> About 7,600 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.</p> <p>Settlements in this area are more closely aligned to Tees Valley from Barnard Castle to Darlington along the A66, A1 and A167 routes. The largest settlements are Barton (840), Melsonby (735) and Middleton Tyas (580), but there is no clear local service centre for the whole area. The recently revised Settlement Facilities Study (RDC, 2011) 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</p>	Update to reflect 2011 Census	M025	
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		active settlements.			
M / 3 / NRSS / 02	3.4.7	<p><u>Addition to end of:</u> The A1 upgrade improves prospects for this site and motorway related development at both Scotch Corner and Barton junctions.</p>	A1 Upgrade update 2013	M023	-
M / 3 / NRSS / 03	NRSS Policy	<p><u>Before</u> 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.</p> <p>In the Primary Service Villages of Middleton Tyas, Barton and Melsonby support will be given for:</p> <ul style="list-style-type: none"> • the Primary Service Village roles of these three villages, which whilst relatively separate share a close geographical relationship to the A1 and A66, and to the limited employment opportunities associated with these routes; • consolidation of the existing and committed employment development at Scotch Corner, with no further expansion onto undeveloped land; • the approved A1:Barton junction Service Area proposal only. <p>In the Secondary Service Villages of Newsham – Ravensworth – Dalton (cluster), Eppleby – Caldwell – Aldbrough (cluster), North Cowton and Gilling West:</p> <ul style="list-style-type: none"> • small scale and a modest level of development may be acceptable where it supports the social and economic needs and sustainability of the local community. 	A1 Upgrade update 2013	M026	-

	<p>Elsewhere in the rural parts of the Sub Area, sustainable development in accordance with Spatial Principle SP3 will be supported.</p> <p><u>After</u> 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.</p> <p>In the Primary Service Villages of Middleton Tyas, Barton and Melsonby support will be given for:</p> <ul style="list-style-type: none"> • their Primary Service Village roles, which whilst relatively separate share a close geographical relationship to the A1 and A66 <p>In the Secondary Service Villages of Newsham – Ravensworth – Dalton (cluster), Eppleby – Caldwell – Aldbrough (cluster), North Cowton and Gilling West:</p> <ul style="list-style-type: none"> • small scale and a modest level of development may be acceptable where it supports the social and economic needs and sustainability of the local community. <p>Elsewhere in the rural parts of the Sub Area, sustainable development in accordance with Spatial Principle SP3 will be supported.</p> <p>At junctions on the upgraded A1 motorway: Priority will be given to:</p> <ul style="list-style-type: none"> • consolidation of the existing and committed employment development at Scotch Corner, with no further expansion onto undeveloped 			
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		<p>land;</p> <ul style="list-style-type: none"> • the approved A1:Barton junction Service Area proposal; • appropriate motorway related development will be considered subject to Spatial Principle SP5. 			
M / 4 / CP1 / 01	Title, 4.1.4, Policy Title	Renumber policy references from CP0 to CP1	Renumber CP1 to reflect CP3/CP4 amalgamation	M027	-
M / 4 / CP2 / 01	Title, Policy Title	Renumber policy references from CP1 to CP2	Renumber CP1 to reflect CP3/CP4 amalgamation	M028	
M / 4 / CP2 / 02	4.1.7 – Line 13	<p><u>Addition of:</u> Larger scale copies of the Energy Opportunities Map are available where required and are accessible on the Councils website.</p>	Reference to provision of larger scale copies of Energy Opportunities Map	-	YES
M / 4 / CP2 / 03	Policy Part 1b, 4.1.9	<p><u>Before</u> 1b. demonstrates that there will be no significant adverse effects on visual receptors or landscape character (particularly in relation to including cumulative impacts or impacts in the National Parks and Areas of Outstanding Natural Beauty arising from intervisibility) in accordance with the framework set out in 'Managing Landscape Change: Renewable & Low Carbon Energy Developments – A Sensitivity Framework of North Yorkshire and York' (2012), and</p> <p><u>After</u> 1b. satisfactorily addresses landscape and visual impacts</p>	Modify approach to adverse visual impacts	-	YES

		on visual receptors or landscape character (particularly including cumulative impacts or impacts in the National Parks and Areas of Outstanding Natural Beauty arising from intervisibility) in accordance with the framework set out in 'Managing Landscape Change: Renewable & Low Carbon Energy Developments – A Sensitivity Framework of North Yorkshire and York' (2012), and			
M / 4 / CP2 / 04	Policy Part 2a, 4.1.10, 4.1.11 & 4.1.12	<p><u>Deletion of:</u></p> <p>2a. Existing Development – Consequential Improvements When applications are made to extend dwellings the Council will seek to secure reasonable improvements to the energy performance of the dwelling. This will be in addition to the requirements under Part L of the Building Regulations for the changes for which planning permission is sought.</p> <p>It is estimated that 80% of buildings in the UK will still be in use by 2050. As such, it is important that these buildings use energy in the most efficient way. The 'Richmondshire Local Renewable and Low Carbon Energy Capacity Study' (2012) highlights that buildings across significant parts of the District have comparatively high heating demand, indicating that there are opportunities to increase energy efficiency. Furthermore, there are a significant proportion of homes that are not connected to the gas network, and are instead reliant on more carbon-intensive means of heating by using electricity, oil or coal. As such, the Council will support and encourage consequential improvements to properties when applications for extensions are made. Since consequential improvements for non-domestic buildings are required for the Building Regulations this policy focuses solely on housing.</p>	Delete requirements for consequential improvements	-	YES

The Council will support homeowners in delivering efficiency improvements by identifying financial support initiatives that are applicable to the proposed energy efficiency measures and likely to pay for themselves in energy cost savings in less than seven years. Support from the Council would be via identification of financial initiatives and grants to householder. A flexible approach will be applied when dealing with listed buildings or buildings in conservation areas. In cases where improvements cannot be made to an existing dwelling without causing harm to the significance of a heritage asset it may be suitable, as an alternative, to investigate whether specific measures could be incorporated that would help safeguard the asset from harm arising as a result of climate change. Ensuring the safeguarding of older dwellings can often be a more sustainable option than allowing their demolition and rebuilding of new dwellings to modern standards due to the CO2 emissions that would result from the demolition/construction process.

The Council will prepare a Supplementary Planning Document to set out the policy and procedure which will be applied to all householder applications for planning applications to extend their homes. Therefore this requirement of Core Policy CP1 will not be fully implemented until the Supplementary Planning Document is adopted. It will seek to make the most of any straightforward opportunities for improvement that exist by working with householders. The SPD will set out the types of improvements; they may include, but not be restricted to, loft and cavity wall insulation, draught proofing, improved heating controls and replacement boilers. The SPD will include a checklist which applicants will be asked to complete to identify

		which measures are appropriate to their home. The SPD will ensure reasonableness and proportionality.			
M / 4 / CP2 / 05	Policy Part 2b, 4.1.11	<p><u>Before</u> 2b. New Development All new residential development will be expected to meet Code for Sustainable Homes Level 4;</p> <p>New development across Richmondshire will add to energy demands and could have wider environmental consequences. Sustainable development and good environmental performance is a priority for Richmondshire, and all new residential development will be expected to meet a minimum of Code for Sustainable Homes Level 4 or equivalent. Similarly, for non-domestic buildings the Local Planning Authority will expect BREEAM (2011) Very Good (and Defence Related Environmental Assessment Methodology (DREAM) for MoD development). In addition to providing a framework for assessing the energy credits, the Code for Sustainable Homes and BREEAM will also driver wider sustainability performance of buildings. The Richmondshire Affordable Housing Viability Assessment (2011) demonstrates that there is likely to be capacity in property values to maintain viability while incorporating cost uplifts associated with higher standards. In addition during the seven year period 2004 – 2011, 23% of planning permissions granted were on sites for single dwellings, with an average of 57 per annum. The majority of these were in the villages and smaller settlements. If it is considered that the application of these standards would make development unviable, the developer will be expected to demonstrate this through an open-book approach.</p>	Requirement for CSH Level 4 revised to exceed minimum standards where viable	M029	YES

		<p><u>After</u> 2a All new residential development will be expected to exceed the minimum level of the Code for Sustainable Homes or equivalent standards prevailing through Part L of building regulations at the time by achieving the highest level of Code for Sustainable Homes or equivalent standards that is feasible and viable on site.</p> <p>New development across Richmondshire will add to energy demands and could have wider environmental consequences. Sustainable development and good environmental performance is a priority for Richmondshire, and all new residential development will be expected to exceed the minimum level of the Code for Sustainable Homes or equivalent standards prevailing through Part L of building regulations at the time by achieving the highest level of Code for Sustainable Homes or equivalent standards that is feasible and viable on site. In addition to providing a framework for assessing the energy credits, the Code for Sustainable Homes will also deliver wider sustainability performance of buildings. The Richmondshire Affordable Housing Viability Assessment (2011) demonstrates that there is likely to be capacity in property values to maintain viability while incorporating cost uplifts associated with higher standards. In addition during the seven year period 2004 – 2011, 23% of planning permissions granted were on sites for single dwellings, with an average of 57 per annum. The majority of these were in the villages and smaller settlements. If it is considered that the application of standards in excess of the minimum would make development unviable, the developer will be expected to demonstrate this through an open-book approach.</p>			
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M / 4 / CP2 / 06	Policy Part 2a, 4.1.11	<p><u>Deletion of:</u> All new non-residential development of 1000m² gross external floorspace or more will be expected to meet BREEAM very good</p> <p>Similarly, for non-domestic buildings the Local Planning Authority will expect BREEAM (2011) Very Good (and Defence Related Environmental Assessment Methodology (DREAM) for MoD development).</p>	Delete reference to BREEAM standard	-	YES
M / 4 / CP2 / 07	Policy Part 3a-3d, 4.1.17 4.1.18	<p><u>Before</u> 3 Climate Change Adaptation All new buildings will be expected to be adaptable to climate change in terms of the design and layout of both buildings and associated external spaces. Accordingly, developers should have regard to the following:</p> <ul style="list-style-type: none"> a. How their design, orientation, materials and construction will minimise mechanical cooling needs and risk of overheating; b. How development will incorporate green infrastructure, including tree planting, green roofs and walls, and soft landscaping, where possible; c. How development will be designed to minimise flood risk on-site and downstream of the development and d. How development will incorporate Sustainable Drainage Systems (SuDS) to minimise surface water flood risk, protect waterways and provide aesthetic and ecological benefits. 	Improve wording regarding climate change adaptation - Environment Agency 9112	M030	-

	<p>Although the measures highlighted above will help to reduce future carbon emissions, emissions already released have already contributed to continuing climate change. As such, it is recognised that Richmondshire needs to be prepared for these future changes in climate. All new development should demonstrate that it has taken climate change effects into account in its design.</p> <p>With regard to flood risk, The North West Yorkshire Level 1 Strategic Flood Risk Assessment (2010) identifies the general areas and scale of flood risk in the plan area. This indicates particular flood risks relating to the Swale – downstream of Richmond, particularly around Catterick Village; to Skeeby Beck with problems for Gilling West; and the Tees – properties in Croft on Tees at risk from the Tees and Clow Beck. The Ure is considered unlikely to result in flood risks because the river runs through rural areas and wide natural floodplains. To comply with Core Policy CP1 flood risk assessments will be required for all new housing proposals of 1ha or more in Flood Risk Zone 1 and for all housing in Flood Risk Zones 2 or 3. In the Catterick Strategic Development Area all applications must include assessments to determine the most vulnerable areas to flooding and demonstrate an appropriate strategy to protect and mitigate against potential impacts.</p> <p><u>After</u> 3. Climate Change Adaptation All new development will be expected to be adaptable to climate change in terms of both its location and the specific design and layout of buildings and associated external spaces. Development proposals should:</p>			
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		<p>a. Demonstrate how their design, orientation, materials and construction will minimise mechanical cooling needs and risk of overheating;</p> <p>b. Demonstrate how green infrastructure will be incorporated, including tree planting, green roofs and walls, and soft landscaping, where possible;</p> <p>c. Be steered away from flood risk areas by adopting a sequential approach as set out in prevailing national guidance;</p> <p>d. Be designed to minimise flood risk on-site and elsewhere, by:</p> <ul style="list-style-type: none"> - Incorporating Sustainable Drainage Systems (SuDS) unless they are demonstrated to be impracticable or they will pose an unacceptable pollution risk. SuDS should minimise surface water flood risk, protect waterways and provide aesthetic and ecological benefits; - Not building over or culverting watercourses unless it is to facilitate essential access and; - Encouraging the opening of existing culverts. <p>e. Show how development will seek to minimise waste production.</p>			
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The measures highlighted above will help to reduce future carbon emissions. Emissions already released have contributed to continuing climate change. As such, it is recognised that Richmondshire needs to be prepared for these future changes in climate. All new development should demonstrate that it has taken climate change effects into account in its design.

The National Planning Policy Framework (NPPF) sets out the approach to consideration of development in areas at risk of flooding and must begin with the application of a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk. The aim of the sequential test is to steer new development to areas with the lowest probability of flooding. The North West Yorkshire Level 1 Strategic Flood Risk Assessment (2010) provides the basis for applying this test and informed the distribution of development and identification of the strategic growth areas within the strategy. It identifies the general areas and scale of flood risk in the plan area. This indicates particular flood risks relating to the Swale – downstream of Richmond, particularly around Catterick Village; to Skeeby Beck with problems for Gilling West; and the Tees – properties in Croft on Tees at risk from the Tees and Clow Beck. The Ure is considered unlikely to result in flood risks because the river runs through rural areas and wide natural floodplains. **If following the application of the sequential test it is not possible for the development to be located in zones with a lower probability of flooding, the Exception test will be applied if appropriate.** To comply with Core Policy CP1 flood risk assessments will be required for all new housing proposals

		of 1ha or more in Flood Risk Zone 1 and for all housing in Flood Risk Zones 2 or 3. In the Catterick Strategic Development Area all applications must include assessments to determine the most vulnerable areas to flooding and demonstrate an appropriate strategy to protect and mitigate against potential impacts.			
M / 4 / CP2 / 08	4.1.7	<p><u>Before</u></p> <p>The study demonstrates that, due to the scale of potential for renewable electricity in Richmondshire, the Plan Area should seek to exceed the 30% national target for renewable electricity generation by 2020, equating to 74GWh, locally. There is also significant resource for generating heat through from renewable fuels. Delivery of the infrastructure to distribute this heat is however potentially more onerous. The greatest potential comes from developing a district heating network coordinated with delivery of strategic development around Catterick Garrison. If in delivering 1900 general housing need homes and the 1440 MoD service families' homes in this area, all new homes could obtain their heat from a District Heating Network then the 12% of heat from renewable energy, 43GWh, would be obtainable. Although it is acknowledged that this presents considerable coordination challenges should Richmondshire seek to meet this target.</p> <p><u>After</u></p> <p>National Planning Practice Guidance (Paragraph: 003 Reference ID: 5-003-20140306) states that “Whilst local authorities should design their policies to maximise renewable and low carbon energy development, there is no quota which the Local Plan has to deliver”. The plan will therefore seek to maximise the development of the opportunities identified for renewable electricity</p>	Provide clarity on renewable energy target	-	YES

		<p>generation. This will contribute to the achievement of the UK's legal commitments to cut greenhouse gas emissions and meet increased energy demand from renewable sources.</p> <p>There is also significant resource for generating heat from renewable fuels. Delivery of the infrastructure to distribute this heat is however potentially more onerous. The greatest opportunity to maximise this potential comes from developing a district heating network coordinated with delivery of strategic development around Catterick Garrison. The delivery of 1900 general housing need homes and the 500 MoD service families' homes in this area, presents a significant opportunity for all new homes to obtain their heat from a District Heating Network. The delivery of this project does however present considerable coordination challenges which would need to be addressed in order for it to be developed.</p>			
M / 4 / CP2 / 09	4.1.10	<p><u>Addition of</u> Development proposals should take in to account specific planning considerations for renewable and low carbon energy development identified by the National Planning Practice Guidance (NPPG).</p>	Reference to planning considerations for renewable and low carbon energy development in NPPG	-	YES
M / 4 / CP2 / 10	Policy Part 2a	<p><u>Before</u> All new development of ten dwellings or more and non-residential development gross external floorspace of 1000m2 within the Strategic Growth areas of Catterick Garrison (Figure 8) and Leyburn (Figure 11) will be required to demonstrate reasonable endeavours will be undertaken to actively contribute towards the development of a district heating network including:</p>	Update to reflect text clarification in CRSS regarding strategic growth area	-	YES

		<p><u>After</u> All new development of ten dwellings or more and non-residential development with a gross external floorspace of 1000m2 which, pending its detailed definition in the Delivering Development Plan, is well related to the strategic direction of growth indicated in Figure 8, for Catterick Garrison and Figure 11, for Leyburn, will be required to demonstrate reasonable endeavours will be undertaken to actively contribute towards the development of a district heating network including:</p>			
M / 4 / CP2 / 01	Title, 4.3.1, Policy Title	Renumber from CP2 to CP3	Renumber CP3 to reflect CP3/CP4 amalgamation	M032	-
M / 4 / CP2 / 02	Policy	<p><u>Addition of</u> the reduction of waste, the promotion of recycling and the provision of suitable and accessible sites which foster sustainable waste management.</p>	Text addition to address waste minimisation, Environment Agency Rep 9112	M033	-
M / 4 / CP2 / 03	Policy	<p><u>Before</u> Development should utilise previously developed land first (brownfield land), where that land is in a sustainable location in preference to greenfield sites.</p> <p><u>After</u> Development will be encouraged to utilise previously developed land first (brownfield land), where that land is in a sustainable location and is not of high environmental value, in preference to greenfield sites.</p>	Modify brownfield priority to reflect national policy	-	YES

M / 4 / CP2 / 04	Policy	<p><u>Before</u> Development proposals will be expected to prioritise the reuse or adaptation of existing buildings. Where this is not practicable or is shown to be a less sustainable solution, proposals should seek to reuse existing materials, where possible.</p> <p>Development should utilise previously developed land first (brownfield land), where that land is in a sustainable location in preference to greenfield sites.</p> <p><u>After</u> Development proposals will be encouraged to re-use or adapt existing buildings. Where this is not practicable or is shown to be a less sustainable solution, proposals should seek to reuse existing materials, where possible.</p> <p>Development will be encouraged to utilise previously developed land first (brownfield land), where that land is in a sustainable location and is not of high environmental value, in preference to greenfield sites.</p>	Clarification of value of brownfield land, Natural England Rep 9117	M033	-
M / 4 / CP2 / 05	Policy	<p><u>Addition of</u> Development Proposals will be expected to provide an appropriate remediation strategy that addresses any issues of land contamination or land instability arising from past uses or activities.</p> <p>Where non-mineral development is proposed within Mineral Safeguarding Areas defined by the Coal Authority, the local planning authority will expect consideration to be afforded to the extraction of the mineral resource prior to development’.</p>	To ensure remediation of former mineral workings and include reference to and role of MSA's, Coal Authority Rep 9146	M033	-

M / 4 / CP3 / 01	Whole Section	Complete deletion of policy and amalgamation with CP4 to remove duplication and provide greater clarity of the use of CP4.	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.	M034	-
M / 4 / CP4 / 01	4.4.1 to 4.4.8 Policy Parts 1 & 2	<p><u>4.4.1 to 4.4.8 Before</u> It is essential for the plan's implementation that individual development sites are encouraged and supported to come forward. Core Policy CP4 provides guidance on site promotion and selection to facilitate development, sets a context for Neighbourhood Planning and supports the preparation of the forthcoming Delivering Development part of the Local Plan.</p> <p>There is a continuing impetus to meet needs for development for housing or employment driving the need to identify specific sites. Facing this is a significant period until the site allocations plan can be prepared and adopted. The Local Plan Core Strategy establishes the strategic principles to guide change in the plan area, such as the scale and distribution of development. The Delivering Development Plan will provide for site allocations and Development Limits for settlements in the hierarchy and details to flesh out the strategy. However, the ability to meet immediate needs, or to make pressing decisions on planning applications, should not be frustrated by the time taken to prepare this further detailed plan. Therefore flexibility is needed until this Plan is in place.</p> <p>Neighbourhood level planning and local ownership of decisions will require specific support and encouragement. This needs clear guidance which links the area-wide development plan to</p>	Policy 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.	M034	-

	<p>support community planning initiatives, wherever they may come forward, and encourage development and change, consistent and complementary with its wider context.</p> <p>The Delivering Development (and Proposals Map) Local Plan documents will benefit from the strong steer about how the Local Plan Core Strategy's strategic principles can be translated into the most appropriate site allocations.</p> <p>Core Policy CP4 provides the essential working approach to promote needed development where it is appropriate and to guide determination of related planning applications and the preparation of the subsequent Delivering Development document and is underpinned by work on the identification, assessment and consultation on options for growth. Core Policy CP4 supports the broad strategic approach to the scale and spatial distribution of the development with reference to the roles of settlements in which development is proposed as defined in the hierarchy in Spatial Principle SP2.</p> <p>The criteria in this policy guide decision making by addressing location issues including infrastructure availability, local environmental impact and any settlement and area specific guidance. Location criteria seek to ensure that development is well-related to an existing settlement. They express a preference for locations within the existing settlement, before supporting development in locations adjacent to it, in accordance with Core Policy CP3. They also seek that existing infrastructure either has capacity, or extra capacity or facilities will be provided, in accordance with Core Policy CP14. Environmental criteria ensure that locally important matters, such as open spaces or flooding risks, are taken into account in</p>			
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	<p>accordance with Core Policies CP2, CP3, CP11 and CP12. Cross reference is made to the broad locational guidance included in the Sub Area Strategies (Chapter 3) for specific settlements where significant change or pressures for change are anticipated.</p> <p><u>4.4.1 to 4.4.8 After</u> Core Policy CP4 defines the general extent of development in settlements defined in the Spatial Principles where development and activities will be supported. Core Policy CP4 is essential for the plan’s implementation and provides guidance to facilitate development, set a context for Neighbourhood Planning and support the preparation of future detailed land availability policies.</p> <p>There is a continuing impetus to meet needs for development for housing or employment driving the need to identify specific sites. Facing this is a delay until land availability policies can be updated and adopted in the Delivering Development Plan. The ability to meet immediate needs, or to make pressing decisions on planning applications, should not be frustrated by the time taken to prepare future detailed policies and flexibility is needed until this is produced and adopted.</p> <p>The Local Plan Core Strategy establishes the strategic principles to guide change in the plan area. Spatial Principle SP2 sets out a settlement hierarchy for the plan area and explains its justification. This gives a framework for more detailed decision making about service provision and new development reflecting roles in the hierarchy. Spatial Principle SP3 recognises that the large rural area outside of the settlement hierarchy is also a living and</p>			
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		<p>working environment containing many villages where appropriate development will be required. Spatial Principle SP4 indicates the broad distribution for new housing in the settlement hierarchy and elsewhere in the countryside. Most new homes will be concentrated in the Principal Towns of Richmond and Catterick Garrison and the Local Service Centre at Leyburn, followed by the Primary Service Villages, the Secondary Service Villages and then Elsewhere in the smallest settlements.</p> <p>Settlement Development Limits were established in the Richmondshire Local Plan (1999-2006) Policy 23 and defined on the Proposals Map for most settlements, down to the very small villages, but excluded the Catterick Garrison Administrative Area. The defined boundaries sought to manage the expansion of settlements into the surrounding countryside, taking account of prevailing development needs and opportunities. They sought to ensure new development is sympathetic in scale and location to the form and character of the settlement, does not conflict with environmental and other policies and respects local infrastructure and facilities capacity. These aims remain important, but the Settlement Development Limits are becoming out of date and there is now increasingly limited opportunity for new development in many settlements.</p> <p>The Settlement Development Limits should be reviewed to guide the location of future development to 2028. This is a time consuming task and pending their formal review the strategic approach needs to allow for ongoing growth to support local services and ensure community sustainability</p>			
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	<p>and wellbeing. Core Policy CP4 therefore refers to areas adjacent to Settlement Development Limits and main built-up confines until the Richmondshire Local Plan (1999-2006) Policy 23 designations on the Proposals Map are superseded. This is expected to be undertaken through the Delivering Development Plan or future revisions to the Local Plan.</p> <p>The scope for development adjacent to the settlement edge depends on the application of other policies and in particular Core Policies CP2, CP3, CP4, CP8, CP12 and CP14. In all cases, development proposals must respect the scale, form and character of the settlement and its service and infrastructure provision. The settlement's position in the hierarchy and the scale of housing development established in Spatial Principle SP4 will be particularly important factors guiding the scale of development in individual settlements. The scope for development and activities in the higher order settlements will be greater than in those further down the hierarchy and will be limited in the smaller settlements.</p> <p>The criteria in this policy guide decision making by addressing location issues including infrastructure availability, local environmental impact and any settlement and area specific guidance. Location criteria seek to ensure that development is well-related to an existing settlement and priority should be given to sites within Settlement Development Limits or main built-up confines first, where such developable opportunities still exist. They also seek that existing infrastructure either has capacity, or extra capacity or facilities will be provided, in accordance with Core Policy CP14.</p>			
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	<p>Environmental criteria ensure that locally important matters, such as open spaces or flooding risks, are taken into account in accordance with Core Policies CP2, CP3, CP11 and CP12. Cross reference is made to the broad locational guidance included in the Sub Area Strategies (Chapter 3) for specific settlements where significant change or pressures for change are anticipated.</p> <p>Neighbourhood level planning and local ownership of decisions will require specific support and encouragement. This needs clear guidance which links the area-wide development plan to support community planning initiatives, wherever they may come forward, and encourage development and change, consistent and complementary with its wider context. Settlement Development Guidance will be produced to provide detailed Local Plan assessments of each settlement. These would provide an initial step towards Neighbourhood Planning for those communities wishing to establish locally detailed policies.</p> <p><u>Policy Parts 1 & 2 Before</u> Support (including the granting of planning permission) will be given to development proposals, and allocations will be made, taking account of the following:</p> <ol style="list-style-type: none"> 1. Proposals should reflect and deliver: <ol style="list-style-type: none"> a. the strategy for the future development of the plan area, in particular in terms of the scale and distribution of development defined by Spatial Principles SP4 and SP5; b. an effective response to Climate Change in accordance with Core Policy CP1 and 			
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		<p>sustainable development in accordance with Core Policy CP2, and consistent with national planning policy relating to the achievement of sustainable development and communities;</p> <ul style="list-style-type: none"> c. the settlement or location specific guidance contained in the Sub Area Strategies; d. development which provides for the social and economic needs of the local community; e. development that is proportionate to the existing settlement size, local service provision and the settlement's position in the sustainable Settlement Hierarchy as defined in Spatial Principle SP2; f. the expressed preferences of the local community about the type, form and location of development in each settlement, including any advanced through Neighbourhood Planning processes; g. any future planning policy documents (including masterplans) concerning detailed matters relating to the layout, design or other aspects of the development. <p>2. In terms of location, development should be:</p> <ul style="list-style-type: none"> a. in, or if deliverable opportunities do not exist within (pending the Delivering Development Plan), adjacent to the settlement's main built-up confines or Development Limits (as defined on the Proposals Map); b. accessible and well related to existing facilities; c. within the capacity of existing infrastructure, or it can be demonstrated that necessary additional 			
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infrastructure will be provided.

Policy Parts 1 & 2 After

Development or activities of a scale and nature appropriate to secure the sustainability of each settlement in the hierarchy defined in Spatial Principle SP2 and elsewhere through Spatial Principle SP3 will be supported taking account of the following:

1. Proposals should reflect and deliver:
 - a. the strategy for the future development of the plan area, in particular in terms of the scale and distribution of development defined **in the Core Strategy**;
 - b. an effective response to Climate Change in accordance with Core Policy **CP2** and sustainable development in accordance with Core Policy **CP3**, and consistent with national planning policy relating to the achievement of sustainable development and communities;
 - c. the settlement or location specific guidance contained in the Sub Area Strategies **and supplementary guidance**;
 - d. development which provides for the social and economic needs of the local community;
 - e. development that is proportionate to the existing settlement size **and** local service provision;
 - f. the expressed preferences of the local community about the type, form and location of development in each settlement, advanced through Neighbourhood Planning processes;
 - g. any future planning policy documents, including masterplans concerning detailed matters relating

		<p>to the layout, design or other aspects of the development.</p> <p>2. The location of any development proposal should be:</p> <p>a. consistent with the Delivering Development Plan or revised Local Plan land availability policies once published. Pending the Delivering Development Plan or revisions to Local Plan land availability policies, development proposals should be in, or if deliverable opportunities do not exist within, adjacent to the settlement's Development Limits as defined on the Local Plan 1999-2006 Proposals Map or main built up confines where they do not exist;</p> <p>b. in all cases:</p> <p>i accessible and well related to existing facilities;</p> <p>ii within the capacity of existing infrastructure, or it can be demonstrated that necessary additional infrastructure will be provided.</p>			
M / 4 / CP4 / 02	Policy Part 1b	Amend reference from CP1 to CP2 and CP2 to CP3	Renumbering of policy references to reflect CP3/CP4 amalgamation	M034	-
M / 4 / CP4 / 03	Policy Part 3b	<p><u>Before</u> lead to the loss of, or adverse impact on, important nature conservation, biodiversity or geodiversity sites;</p> <p><u>After</u> lead to the loss of, or adverse impact on, or cause deterioration of important nature conservation, water bodies or biodiversity or geodiversity sites;</p>	To ensure consistency with Water Framework Directive, Dialogue with Environment Agency	-	YES

M / 4 / CP4 / 04	4.4.9, Policy Parts 1a & 4	<p><u>Addition of</u> 4.4.9 The Council's updated Gypsies and Travellers Accommodation Assessment (October 2013) shows that there is high vacancy rate on local sites and no expected demand for this available capacity. Planning Policy for Travellers Sites (CLG, March 2012) requires a criterion based policy to assess applications for other private sites. This approach to the release of sites is analogous to that for general development set out in Core Policy CP4 subject to the specific requirements of the national policy for travellers sites provided for in CP4.4.</p> <p>4. Provision will be made for travelling groups at the existing site of Lime Kiln Wood at Catterick Village. Where required, proposals for additional Gypsies and Travellers and Travelling showpeople sites, should satisfy the requirements of all policies contained within the Local Plan Core Strategy, where applicable, and be consistent with national policy for travellers sites, in particular they should:</p> <ul style="list-style-type: none"> a not dominate but should respect the scale and form of the existing settlement; b be well related and in proportion to accessible local service provision including schools and healthcare reducing the need to travel as well as avoiding undue pressure on local infrastructure and services; c provide for the social and economic needs of the local community, appropriate to provide a safe and healthy environment for residents and 	Inspector Comment/ National Policy for Traveller Sites Requirements	M034	-
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		<p>encouraging a peaceful and integrated co-existence with the local community;</p> <p>d positively enhance the environment and increase its openness through well planned landscaping which should avoid isolating the site from the rest of the community;</p> <p>e consider the effect of the local environmental quality including noise and air quality on the health and wellbeing of travellers resulting from existing neighbouring and future proposed development uses;</p> <p>Proposals for new traveller site development in the open countryside away from existing settlements will be strictly limited;</p> <p><u>1a -Before</u> the strategy for the future development of the plan area, in particular in terms of the scale and distribution of development defined by Spatial Principles SP4 and SP5;</p> <p><u>1a - After</u> the strategy for the future development of the plan area, in particular in terms of the scale and distribution of development defined in the Core Strategy;</p>			
M / 4 / CP5 / 01	4.5.4	<p><u>Addition of</u> The changing shape of Richmondshire’s population is an important consideration for future development. 2011 Census shows that, apart from the skewed younger age groups caused by the large military presence, the local population is broadly similar in structure to the national</p>	Additional reference to ageing population	-	YES

		<p>and regional populations. Between 2001 and 2011, the local population has aged as expected suggesting lower levels of movement, which are also observed in local migration statistics. The familiar “baby-boom” spike now sits at about 65 and is slightly larger in proportion to regional and national populations. Assuming no major migration changes then this spike in the population will age towards 80 by the end of the plan period. Of equal note is the smaller population of younger adults, with a deep trough around age 35, revealing a marked imbalance in the local population once the military population is accounted for. In general, the Richmondshire older population appears proportionately fitter, healthier and has a higher life expectancy than the regional and national populations in both 2011 Census and Public Health observatory results. Although a military component will affect this picture, this does not affect local older age groups and it is also likely that earlier migration trends and local quality of life have contributed to this fitter older population.</p>			
M / 4 / CP6 / 01	4.6.1 to 4.6.15	<p><u>Before</u> One of the key objectives of the Government, the Council and this plan is to provide more affordable housing to meet local needs. Plans should be based on meeting objectively assessed development needs and in this respect the Council has obtained up-to-date robust information on local housing needs such as from the North Yorkshire Strategic Housing Market Assessment (NYSHMA) 2011.</p> <p>In order to deliver affordable housing in new developments Core Policy CP6 sets out the threshold at which affordable housing will be required and what proportion of development should be</p>	Inspector Comments to include more detail from SPD to ensure regulatory compliance	M035	-

	<p>affordable based on recent studies. The overall sizes, types and tenures of dwellings, both market and affordable, will be negotiated and determined on a site by site basis with regard to the most up-to-date evidence on local housing need and demand in accordance with Core Policy CP5.</p> <p>The recent NYSHMA confirmed the high level of local housing need and the severe problems of affordability. It found that Richmondshire has experienced a rise in average house prices since 2000 peaking, in line with wider markets, at a high of £228,700 in 2007/08. The income required to purchase a lower quartile house, based on a 3.5 times multiplier of household income is £41,429. However, in the current market many lending institutions require that mortgage repayments should be less than 20% of household income. Therefore, the income level required to purchase a lower quartile property would be £58,495.</p> <p>This provides a stark illustration of the affordability issue in the plan area where the average median gross household income is just less than £23,000 pa. Lower quartile house prices do show some variation across the three sub areas (£123,488 in Central Richmondshire, £170,000 in Lower Wensleydale and £179,000 in North Richmondshire) although median gross household incomes remain reasonably similar. Therefore, the affordability ratio between median gross household income and a lower quartile house in the Central area is in excess of five times income which extends to over eight times in North Richmondshire.</p> <p>The housing needs assessment indicates that the plan area will be required to provide for a gross annual affordable housing</p>			
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	<p>need of approximately 249 dwellings per annum over the next five years in order to both clear the existing backlog and meet future household need. The following table indicates the need across all three sub areas.</p> <p>An Economic Viability Study (Richmondshire Affordable Housing Viability Assessment (AHVA), 2011) examined the impact of differing percentages of affordable housing on a range of sites across the plan area. In particular it considered an appropriate target and threshold in the light of the varying local market and land supply conditions.</p> <p>In terms of setting a threshold at which affordable housing would be required, the research did not find any evidence to suggest that a lower site size threshold than the national indicative rate (advised at the time) would affect viability or hold sites back. It was found that smaller sites can generate 'exclusivity' and hence produce higher land values supporting the policy that an affordable housing contribution should be sought from all developments either on-site or through an off-site contribution toward affordable housing provision. The Council will therefore seek contributions from all housing developments regardless of size, in order to maximise the provision of affordable housing and in effect set the threshold at a single dwelling net gain.</p> <p>The starting point in negotiations will be for on-site provision. However, where it is not practical to provide affordable housing on-site, such as on a small site, there will be a contribution of a commuted sum towards provision elsewhere in the locality. Off-site provision in the locality may also be justified where greater affordable housing benefits could be achieved. The amount of</p>			
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	<p>commuted payment should be based on the equivalent amount which would be contributed by the developer/landowner were the affordable housing to be provided on-site.</p> <p>It is intended that a Supplementary Planning Document be prepared and adopted alongside the Local Plan Core Strategy to provide the detailed guidance for implementing this policy, covering such matters as calculating commuted payments, exceptional developments, tenures, local occupancy conditions, etc.</p> <p>During the seven year period 2004 – 2011, some 23% of planning permissions granted were on sites for single dwellings, with an average of 57 per annum. The majority of these were in the villages and smaller settlements and a relatively high proportion were in the higher value Council Tax bands.</p> <p>Spatial Principle SP4 sets out the Scale and Distribution of Housing across the plan area, providing the spatial distribution of the proposed 180 dwellings per year build rate. However, with the evidence provided in the SHMA 2011 of affordable housing need, it is unlikely that new development will ever meet the demand for affordable housing. Therefore it is more important than ever to set the most ambitious affordable housing targets possible, whilst maintaining the viability of local development.</p> <p>The Core Policy CP6 affordable housing targets are set reflecting what the AHVA justifies as viable to achieve and as high as possible to accommodate the housing need identified in the SHMA across the three sub areas. The following table demonstrates the proportion of proposed development in each sub area compared to the 'gross annual housing need' identified</p>			
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	<p>in the SHMA. It can be seen that in all cases affordable housing need far outstrips proposed delivery across all sub areas.</p> <p>Rural exception sites play an important role in contributing to sustaining the rural economy by providing the opportunity for local people to live in a decent affordable home in the village in which they live and/or work.</p> <p>The provision of affordable housing is a corporate priority and rural exception sites assist to deliver housing which cannot be provided by the market. Former national policy (PPS3 Housing) restricted the use of rural exceptions sites to 100% affordable housing in perpetuity and, in most cases, their construction was subsidised through central government grants. Unfortunately, grant levels have been significantly reduced which may affect the Council's ability to provide new affordable housing where it is most needed.</p> <p>The NPPF suggests that 'local planning authorities should in particular consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs'. The circumstances and conditions under which cross-subsidy will be permitted will be set out in the Affordable Housing Supplementary Planning Document. However examples of such circumstances may include: where no grant is available; or, where a reduced grant rate and/or abnormal site development costs render the proposed scheme economically unviable.</p> <p><u>After</u> The provision of more affordable housing to meet local needs is a key objective of the Council and Government.</p>			
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	<p>Development conditions vary from site to site and this policy ensures that affordable housing provision is subject to thorough economic viability assessment. Most affordable homes will be provided through the strategic scale and distribution of housing planned in Spatial Principle SP4. This places affordable homes directly in relation to local service provision. This approach may not address all needs that may arise in this rural area and provision is made for the exceptional development of affordable homes where permission may not normally be granted. The overall sizes, types and tenures of dwellings, both market and affordable, will be negotiated and determined on a site by site basis with regard to the most up-to-date evidence on local housing need and demand in accordance with Core Policy CP5.</p> <p>The North Yorkshire Strategic Housing Market Assessment (NYSHMA) confirmed the high level of local housing need and the severe problems of affordability. It found that Richmondshire has experienced a rise in average house prices since 2000 peaking, in line with wider markets, at a high of £228,700 in 2007/08. The income required to purchase a lower quartile house, based on a 3.5 times multiplier of household income is £41,429. However, in the current market many lending institutions require that mortgage repayments should be less than 20% of household income. Therefore, the income level required to purchase a lower quartile property would be £58,495.</p> <p>This provides a stark illustration of the affordability issue in the plan area where the average median gross household income is just less than £23,000 pa. Lower quartile house prices do show</p>			
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	<p>some variation across the three sub areas (£123,488 in Central Richmondshire, £170,000 in Lower Wensleydale and £179,000 in North Richmondshire) although median gross household incomes remain reasonably similar. Therefore, the affordability ratio between median gross household income and a lower quartile house in the Central area is in excess of five times income which extends to over eight times in North Richmondshire.</p> <p>Spatial Principle SP4 sets out the scale and distribution of housing across the plan area, providing the spatial distribution of the proposed 180 dwellings per year build rate. It is through this pattern of development that most affordable homes will be delivered. The SHMA (2011) evidence indicates that over the next 5 years 260 homes per year are estimated to be in housing need but cannot afford to move to address this need. This includes all households indicating that their homes did not meet their current needs, but a number of these could address the issues identified without the need for a new home. This includes homes where adaptations would be needed and households seeking homes in other areas, for example. It is also based on assumptions concerning access to housing finance products available at the time of writing. This level of demand is also not apparent from the parish level housing needs surveys. Although the SHMA does need to be read with care, it remains more important than ever to set the most ambitious affordable housing targets possible, whilst maintaining the viability of local development.</p> <p>The Richmondshire Affordable Housing Viability Assessment (AHVA), 2011) examined the impact of differing</p>			
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	<p>percentages of affordable housing on a range of sites across the plan area. In particular it considered an appropriate target and threshold in the light of the varying local market and land supply conditions. It recommended general affordable housing targets of 30% in North Richmondshire and 40% in central Richmondshire and Lower Wensleydale as viable to maximise delivery across the three sub areas. The following table demonstrates the proportion of proposed development in each sub area compared to the 'gross annual housing need' identified in the SHMA. It can be seen that affordable housing need outstrips proposed delivery across all sub areas.</p> <p>The AHVA did not find any evidence to suggest that a lower site size threshold would affect viability or hold sites back, except where significant constraints or abnormal site conditions prevail e.g. barn conversions. It found that smaller sites can generate 'exclusivity' and hence produce higher land values. During the seven year period 2004 – 2011, some 23% of planning permissions granted were on sites for single dwellings, with an average of 57 per annum. The majority of these were in the villages and smaller settlements and a relatively high proportion were in the higher value Council Tax bands. The Council will therefore seek contributions from all housing developments regardless of size, in order to maximise the provision of affordable housing and in effect set the threshold at a single dwelling net gain.</p> <p>It is most practical to deliver affordable homes on-site in larger developments. The overall sizes, types and tenures of dwellings, both market and affordable, will be negotiated</p>			
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	<p>and determined on a site by site basis with regard to the most up-to-date evidence on local housing need and demand in accordance with Core Policy CP5. Commuted sum contributions will also be considered when, for example sites are small and contributions would not provide a complete home. The Council expects to pool any commuted sums received to be used in support of furthering affordable housing provision across the district. Single dwellings that are built to meet an affordable housing need will not make a contribution so long as that home is retained as an affordable home in perpetuity. This enables landowners to provide local small scale housing for family members or employees on their land, subject to its suitability for development.</p> <p>If the application of the sub area target on the total number of dwellings proposed does not produce a whole number of affordable dwellings then the balance will be provided as a financial contribution.</p> <p>Calculation of off-site affordable housing contributions 3 steps can be taken to calculate the off-site affordable housing contribution:</p> <p>Step 1. Calculate the Number of affordable dwellings required by:</p> <ul style="list-style-type: none"> · Sub Area Affordable Housing Target x Total Dwellings in Scheme <p>Step 2. Calculate the Gross Contribution by.</p> <ul style="list-style-type: none"> · No. Affordable Dwellings x Total Cost to Provide an Affordable Unit 			
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(The total cost of providing an affordable unit includes: Construction Cost (*Average gross internal floor area OR 100sqm, whichever is less X Assumed standardised cost of construction for an affordable dwelling per sqm*), Land, Infrastructure & Services and Professional Fees)

Step 3. Calculate the Net Contribution by:

- **Gross Contribution – Relative Registered Provider Transfer Price**

(The relative transfer price will be reflective of the number of affordable units required; i.e. the No. affordable dwellings multiplied by the price paid per unit by the Registered Provider)

Further information is provided within the Affordable Housing Supplementary Planning Document (SPD)

Local Needs Housing Schemes assist to deliver housing which cannot be provided by the market and play an important role in sustaining the rural economy by providing the opportunity for local people to live and work in the same rural community. They are restricted to 100% affordable housing in perpetuity and, in most cases, their construction is subsidised through grant funding and below market land costs on sites that would not normally be granted planning permission. Such exceptional development is additional to the direct delivery of affordable housing through the development strategy. The Delivering Development Plan or revised detailed Local Plan

		<p>land availability policies will through the formal review of settlement development limits deliver the flexible approach to land supply expected by NPPF (2012). This will enable exceptions to be defined for SP2 settlements. Until such a time, exceptions will be identified when development targets have been met or commitments are failing to deliver. The criteria to be used in the selection of appropriate Local Needs Housing Scheme sites will be CP4 1b-3e, this will ensure that these sites respect their proposed settings and reflect the local capacity for this additional development.</p> <p>Local Needs Housing Schemes are provided for eligible occupiers who have a 'local connection' to the settlement in which the homes are built, as their main or principal residence and have a need to reside there because they are:</p> <ul style="list-style-type: none"> i existing residents of the relevant parish establishing a separate household; or ii a head of household who or whose partner is in or is taking up permanent employment in an already established business within the relevant parish; or iii householders currently living permanently in a dwelling which is either shared but not self contained, overcrowded or is otherwise unsatisfactory by environmental health standards and which is within the relevant parish; or 			
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		<ul style="list-style-type: none"> iv persons having to leave tied accommodation within the relevant parish; or v persons currently living in accommodation which is temporary or occupied on insecure terms, or vi persons having a medical need for alternative accommodation; or vii former residents of the relevant parish with immediate relatives in the parish accepted in writing by the Council as having an exceptional need to return to the area. <p>Categories set out in paragraphs (i), (ii), (iii), (iv), (v), (vi) above will apply only to persons who have resided or worked permanently in the relevant parish for the preceding three years. Housing provided through the Policy should be offered in the first instance to those who meet the local connection criteria relating to the Parish within which the need has been identified. If, no eligible occupier can be found within the Parish then those who meet the local connection criteria in the immediate neighbouring Parishes will be eligible. If no one here is available, then a third priority area would then become valid, embracing all Parishes, including those which fall within the Yorkshire Dales National Park.</p> <p>The NPPF suggests that ‘local planning authorities should in particular consider whether allowing some market</p>			
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	<p>housing would facilitate the provision of significant additional affordable housing to meet local needs'. Examples of such circumstances may include: where no grant is available; or, where a reduced grant rate and/or abnormal site development costs render the proposed scheme economically unviable. Cross-subsidy may be permitted where:</p> <ul style="list-style-type: none"> i A parish housing needs survey has identified a housing need; and, a suitable site has been found but HCA grant would not be available for a minimum of two years; or, ii A reduced grant rate and/or abnormal site conditions make a 100% affordable housing scheme economically unviable; or, iii The applicant is a Community Land Trust as defined in The Housing and Regeneration Act 2008 or any successor legislation. <p>The maximum number of open market dwellings permitted will be the minimum required to subsidise the development of the affordable housing. The Council will expect an 'open-book' approach to any application to cross-subsidise on an exception site and will not accept any land valuations which exceed comparable financial transactions in the Plan area.</p> <p>An Affordable Housing Supplementary Planning Document (SPD) will support the delivery of Policy CP6 by providing detailed guidance regarding the implementation of the</p>			
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		<p>policy. The areas within the policy that the SPD provides further explanation and guidance on are:</p> <ul style="list-style-type: none"> • Calculating commuted payments • Market Housing cross-subsidy • Building your own affordable home/ Single plot exception sites • Transfer Prices • Safeguarding Affordable Housing • Exempt Accommodation • Application Negotiations • Financial Viability 			
M / 4 / CP6 / 01	Policy	<p><u>Before</u> The Council will work with private developers and registered providers to achieve the following targets for affordable housing in all developments with a net gain in dwellings, subject to economic viability assessment:</p> <p>Central Richmondshire and Lower Wensleydale Sub Areas 40%</p> <p>North Richmondshire Sub Area 30%</p> <p>In rural locations outside village Development Limits, small scale housing schemes may be permitted on suitable sites. These 'rural exceptions' must meet a proven local affordable housing need and the dwellings must remain affordable in perpetuity. In certain circumstances, the Council may accept an element of on-site market housing to help subsidise the delivery of the affordable homes.</p> <p><u>After</u> The Council will work with private developers and registered</p>			

		<p>providers to achieve the following targets for affordable housing in all developments with a net gain in dwellings, subject to economic viability assessment:</p> <p>Central Richmondshire and Lower Wensleydale.....40%</p> <p>North Richmondshire Sub Area.....30%</p> <p>In general, the affordable housing contribution will be met on site. Commuted sums in lieu of on-site provision will be considered where some or all of the contribution would not provide for a complete home. Commuted sums may be considered where they enable the Council to achieve greater affordable housing benefits than on-site.</p> <p>The affordable housing contribution will be waived on small scale schemes whose purpose is to meet a proven local affordable housing need. Where the contribution is waived the dwellings must remain affordable in perpetuity. The contribution will be payable should the dwellings be sold on the open market.</p> <p>Small scale Local Needs Housing Schemes may be permitted on suitable sites where development would not normally be permitted. These schemes must meet a proven local affordable housing need and the dwellings must remain affordable in perpetuity. Their suitability for development will be assessed through Core Policy CP4 1b – 3e. The Council may accept an element of on-site market housing to help subsidise the delivery of the affordable homes.</p>			
M / 4 / CP6 / 02	4.6.7	<u>Addition of</u> If the application of the sub area target on the total number	Inclusion of Calculation of Off-Site Affordable Housing from SPD	-	YES

of dwellings proposed does not produce a whole number of affordable dwellings then the balance will be provided as a financial contribution.

Calculation of off-site affordable housing contributions

3 steps can be taken to calculate the off-site affordable housing contribution:

Step 1. Calculate the Number of affordable dwellings required by:

- **Sub Area Affordable Housing Target x Total Dwellings in Scheme**

Step 2. Calculate the Gross Contribution by.

- **No. Affordable Dwellings x Total Cost to Provide an Affordable Unit**

(The total cost of providing an affordable unit includes: Construction Cost (*Average gross internal floor area OR 100sqm, whichever is less X Assumed standardised cost of construction for an affordable dwelling per sqm*), Land, Infrastructure & Services and Professional Fees)

Step 3. Calculate the Net Contribution by:

- **Gross Contribution – Relative Registered Provider Transfer Price**

(The relative transfer price will be reflective of the number

		<p>of affordable units required; i.e. the No. affordable dwellings multiplied by the price paid per unit by the Registered Provider)</p> <p>Further information is provided within the Affordable Housing Supplementary Planning Document (SPD)</p>			
M / 4 / CP7 / 01	4.7.11	<p><u>Before</u></p> <p>Through engagement with key infrastructure providers and consultation the following transport projects are considered to be key to improving sustainable links and local accessibility across the District and support economic performance and growth:</p> <ul style="list-style-type: none"> • Improved access along the Richmond–Catterick Garrison–A1 Corridor (the A6136) • Potential for upgrading the A1 to motorway and a new connection to the Central Richmondshire sub-area • Improved accessibility along the Dales-Leyburn-A1 Corridor (the A684) • Sustainable access improvements to Gallowfields Industrial Estate, Richmond • Development of the Wensleydale Railway. <p><u>After</u></p> <p>Through engagement with key infrastructure providers and consultation the following transport project is considered to be key to improving sustainable links and local accessibility across the District and to support economic performance and growth:</p>	A1 Upgrade update 2013	M036	-

		<ul style="list-style-type: none"> Improved access along the Richmond–Catterick Garrison–A1 Corridor (the A6136) <p>Although the strategy is not dependent on the completion of the following transport projects, they contribute significantly to local economic conditions:</p> <ul style="list-style-type: none"> A1 upgrade to motorway standard including the new Catterick Central junction A684 Bedale bypass improving accessibility along the Dales-Leyburn-A1 Corridor. Sustainable access improvements to Gallowfields Industrial Estate, Richmond Development of the Wensleydale Railway. 			
M / 4 / CP7 / 02	4.7.12 4.7.13	<p><u>Before</u> Through engagement with key infrastructure providers and consultation the following transport projects are considered to be key to improving sustainable links and local accessibility across the District and support economic performance and growth:</p> <ul style="list-style-type: none"> Improved access along the Richmond–Catterick Garrison–A1 Corridor (the A6136) Potential for upgrading the A1 to motorway and a new connection to the Central Richmondshire sub-area Improved accessibility along the Dales-Leyburn-A1 Corridor (the A684) Sustainable access improvements to Gallowfields Industrial Estate, Richmond Development of the Wensleydale Railway. 	Update of reference to Infrastructure Delivery Plan		YES

		<p>The Infrastructure Delivery Plan (IDP) provides further detail on these and other important infrastructure requirements and funding mechanisms.</p> <p><u>After</u> Through engagement with key infrastructure providers and consultation the following transport project is considered to be key to improving sustainable links and local accessibility across the District and to support economic performance and growth:</p> <ul style="list-style-type: none"> • Improved access along the Richmond–Catterick Garrison–A1 Corridor (the A6136) <p>Although the strategy is not dependent on the completion of the following transport projects, they contribute significantly to local economic conditions:</p> <ul style="list-style-type: none"> • A1 upgrade to motorway standard including the new Catterick Central junction • A684 Bedale bypass improving accessibility along the Dales-Leyburn-A1 Corridor. • Sustainable access improvements to Gallowfields Industrial Estate, Richmond • Development of the Wensleydale Railway. <p>The Infrastructure Delivery Plan (IDP) provides further detail on these projects and other important infrastructure requirements that will occur within the plan area including funding mechanisms and estimated timescales.</p>			
M / 4 / CP8 / 01	Policy End	Renumber policy reference from CP1 & CP2 to CP2 & CP3	Update policy references to reflect Policy re-numbering		YES

M / 4 / CP9 / 01	4.9.3	<p><u>Addition of</u> The complementary town centre approach, between Richmond and Catterick Garrison aims to provide retail and leisure facilities that cannot be provided elsewhere in the District. The evolution of Richmond and Catterick Garrison Town Centres should be taken forward as a shared vision. The Council has a range of relationships with the local business, conservation and military communities. It has worked with the Richmond and Swale Valley Community Initiative (RSVCI), which has taken forward a range of initiatives designed to enhance the attractiveness of local town centres. A Town Centres Forum will be set up to enable local businesses and organisations to work together to promote the viability and vitality of the District Centre. The complementary roles of Richmond and Catterick Garrison will be progressed through regular healthchecks and other town centre focused activities. It will also assist in building a better understanding of the performance of each town centre to enable detailed consideration of development proposals and related opportunities as they arise.</p>	Addition of reference to establishment of Town Centres Forum to assist in delivery of complementary town centre approach	-	YES
M / 4 / CP9 / 02	Policy Part 2 & Figs	<p><u>Before</u> 2. Support will be given to maintaining and enhancing the vitality and viability of the town centres of Richmond, Catterick Garrison and Leyburn and proposals within these centres for retail and other town centre uses will be supported where either:</p> <p>a. development is of a scale appropriate to the role of these centres, provided that development respects the character of the environment, including any special architectural and historic interest and assists in</p>	Replaces Local Plan policy 83. Definition of Retail and Commercial areas for Richmond, Catterick Garrison and Leyburn in policy and revised policy wording to reflect changes	M038	-

- b. maintaining and/or enhancing its existing function; or for developments over 500 m2, it is demonstrated that they will not adversely impact on the role, vitality and viability of the District's town centres or on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal.

After

2a. Support will be given to maintaining and enhancing the vitality and viability of the town centres of Richmond, Catterick Garrison and Leyburn (defined in Figures 14, 15 and 16). Proposals which help create, protect, retain or enhance retail and other main town centre uses within these centres will be supported where:

- i. **development is of a scale appropriate to the role of these centres, provided that development respects the character of the environment, including any special architectural and historic interest and assists in maintaining and/or enhancing its existing function; or**
- ii. **for developments over 500m2, it is demonstrated that they will not adversely impact on the role, vitality and viability of the District's town centres or on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal.**

2b. Proposals involving the loss of retail uses (A1) within the primary shopping frontages of the town centres (defined in Figures 14, 15 and 16) will only be supported

		<p>where there is evidence that:</p> <ul style="list-style-type: none"> i. the use is no longer required and is redundant; ii. it is no longer, or cannot be made viable; iii. satisfactory alternative provision can be made that outweighs the loss; or; iv. the loss will not adversely impact upon the vitality and viability of the centre. 			
M / 4 / CP9 / 03	4.9.7	<p><u>Before</u></p> <p>To enable the retention of some of this spend and support the achievement of a sustainable rural economy (Spatial Principle SP3) there is a need to provide opportunities for larger format comparison goods stores. The Garrison area provides the District with such opportunities in the Gough Road / Richmondshire Walk / Shute Road / Richmond Road area. It is capable of supporting larger format stores (over 200 m²), particularly for comparison and discount retailers, which are difficult to provide for within the constraints of Richmond. The Garrison town centre currently has an important role for retail and leisure. However, as considered above, it offers significant opportunities to expand on the District's retail offer which cannot be physically met within the District's other town centres of Richmond and Leyburn. The role of the Garrison area is therefore to complement the role and function of Richmond and become a vibrant principal town which supplements the existing retail, leisure and commercial offer in the District, enabling the diversion of some of the trade currently being leaked.</p> <p>Footnote - 1based on typical store format/size that could currently be accommodated within Richmond, the Garrison should be seeking to accommodate stores of a size and format which cannot typically be found within Richmond, in order to support the achievement of a complementary role rather than</p>	Update for clarity	M037	-

		<p>undermining the current role and function of the principal town of Richmond.</p> <p><u>After</u> Opportunities for larger format comparison goods stores are required to help retain some of this leakage and support the achievement of a sustainable rural economy (Spatial Principle SP3). Catterick Garrison town centre provides such opportunities in the Gough Road / Richmondshire Walk / Shute Road / Richmond Road area. These are capable of supporting larger format stores (over 200 m2), particularly for comparison and discount retailers, which are difficult to provide for within the constraints of Richmond and Leyburn. Catterick Garrison Town Centre's role is therefore to complement Richmond and Leyburn Town Centres and supplement the District's existing retail, leisure and commercial offer.</p>			
M / 4 / CP9 / 04	4.9.9	<p><u>Before</u> Town centre boundaries, primary and, where relevant, secondary frontages and the uses appropriate to the frontages will be defined for the centres of Richmond, Catterick Garrison and Leyburn in later planning policy documents, in line with national policy. This will be based on up-to-date surveys and analysis. The primary and secondary frontages for Richmond, identified in Policy 83 of the Richmondshire Local Plan, will be saved for the interim period until replaced by those in the proposed Delivering Development Plan.</p> <p><u>After</u> NPPF Annex 2 defines the range of Main Town Centre Uses. Town Centre boundaries encompassing these uses and including primary and secondary frontages are defined</p>	Update to reflect definition of retail and commercial areas for Richmond, Catterick Garrison and Leyburn. Replace Local Plan Policy 83	M039	-

		where relevant for Richmond, Catterick Garrison and Leyburn in Figures 14, 15 and 16. The Council will seek to prevent the loss of retail uses (A1) in the primary frontages to maintain the vitality and viability of the centres. The Primary frontage in Catterick Garrison will include units in the proposed Town Centre Development upon its completion.			
M / 4 / CP9 / 05	4.9.9	<u>Addition of</u> Town centre healthchecks will be incorporated in to the annual monitoring process to ensure that the vitality and viability of the town centres at Richmond, Catterick Garrison and Leyburn can be closely monitored.	Inclusion of intention to regularly healthcheck defined town centres	-	YES
M / 4 / CP11 / 01	Title, Policy - Parts 1, 2, 2d, 3a, 3b, 4.11.6	Amend references from Community and Recreation Assets to Community, Cultural and Recreation Assets.	Amend from Community and Recreation Assets to Community, Cultural and Recreation Assets, Theatres Trust Rep - 4504	M040	-
M / 4 / CP11 / 02	4.11.2	<u>Addition of</u> Despite this a re-assessment of local sporting facilities (Settlement Facilities Sporting Supplement 2013) using established Sport England methods does not show a deficit in provision. The Settlement Facilities Study will be routinely updated through the annual monitoring process in order to monitor the change in circumstances of all types of community assets and the extent to which they contribute to local needs.	To reflect completion of settlement facilities study sporting supplement, Sport England Rep 9127	M041	-
M / 4 / CP11 / 03	4.11.3	<u>Amend to</u> 'Community Assets include village halls or meeting rooms, local shops and post offices, convenience stores, nurseries, care homes, places of worship, public houses, cultural buildings'	Addition of reference to cultural buildings, Theatres Trust Rep 4504	M042	-

M / 4 / CP11 / 04	4.11.5	<p><u>Before</u> New housing must provide sufficient quantity and quality of accessible and safe open space within the site boundary for the enlarged community, unless the Council has approved offsite provision, enhancement or funding in lieu of provision. In addition to the Settlement Facilities Study 2011 the Council has a 2010 sporting facilities audit and indoor activities record of existing play and sport facilities/activities including village halls. The Fields In Trust '<i>Planning and Design for Outdoor Sport and Play</i>' (2008), formerly the National Playing Fields Association "Six Acre Standard", provides minimum national standards for play and recreation space. Until such time as the Council produces new planning policy or guidance setting local standards for open space, the Council will use these documents, together with any other relevant local data available at the time of assessment, including Registers of Local Green Space produced by communities through Local or Neighbourhood Plans under the Localism Act 2011, to guide the assessment of the requirements for open space. New development must also provide safe and attractive areas for the Public Right of Way network, including new links where appropriate.</p> <p><u>After</u> New housing must provide sufficient quantity and quality of accessible and safe open space within the site boundary for the enlarged community, unless the Council has approved offsite provision, enhancement or funding in lieu of provision. In addition to the Settlement Facilities Study 2011 the Council has a 2010 sporting facilities audit and indoor activities record of existing play and sport facilities/activities</p>	Correction	M043	-
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		<p>including village halls. The Fields In Trust ‘<i>Planning and Design for Outdoor Sport and Play</i>’ (2008), formerly the National Playing Fields Association “Six Acre Standard”, provides minimum national standards for play and recreation space. Until such time as the Council produces its Delivering Development Plan or guidance setting local standards for open space, the Council will use these documents, together with any other relevant local data available at the time of assessment, including Registers of Local Green Space produced by communities through Local or Neighbourhood Plans under the Localism Act 2011, to guide the assessment of the requirements for open space. New development must also provide safe and attractive areas for the Public Right of Way network, including new links where appropriate.</p>			
M / 4 / CP11 / 05	4.11.5	<p><u>Addition of</u> The future Delivering Development Plan document will seek to allocate areas for open space, sports and recreation facilities where necessary. This will be informed by an updated quantitative and qualitative assessment of open space, sports and recreation facilities and will include the identification of surpluses and shortfalls in the supply of these facilities at settlement level.</p>	Specification of how DDDPD will respond to underpinning updated evidence - shortfall and surpluses at settlement level	-	YES
M / 4 / CP12 / 01	4.12.11, 4.12.12, 4.12.13, Policy Part 1, 1b, 1c, 1d viii, 3	<p><u>Addition of</u> The approach will take account of Natural England’s Joint Character Areas; the North Yorkshire and York Landscape Characterisation Project; and more detailed local landscape character and enhancement. The Core Strategy is designed to provide a strategic policy framework with further detail and site specific matters to be addressed in the forthcoming Delivering Development Plan. That document</p>	Policy restructured to provide greater clarity and consistency in presentation. Reps from English Heritage -2282, Natural England - 9117 and Yorkshire Wildlife Trust - 5514	M044	-

		<p>will contain detailed policies and proposals maps for the various components of the local ecological network, including opportunities for habitat restoration and creation.</p> <p>Prior to preparation of the Delivering Development Plan, when considering matters affecting biodiversity and geodiversity assets, particular regard will be given to the following key sites, habitats and species commensurate with their status and giving appropriate weight to their importance and the contribution that they make to wider ecological networks: <u>Inclusion of following titles to separate bullets</u> Internationally Designated Sites Nationally Designated Sites Locally Designated Sites Locally Important Sites, Habitats and Species</p> <p>The integrity of Natura 2000 sites shall be maintained and protected in accordance with their statutory protection. Development or other initiatives that have the potential to adversely affect the integrity of these sites, either in isolation or in combination with other development, plans or strategies, will not be supported unless it can be demonstrated that the legislative provisions to protect such sites can be fully met. This applies to proposed development and initiatives within and outside of the boundaries of the designated Natura 2000 sites. The impact of development and initiatives on the integrity of Natura 2000 sites up to 20km outside of the plan area should be equally considered.</p>			
M / 4 / CP12 / 01	4.12.16	<p><u>Before</u> When considering matters affecting historic assets, particular regard will be given to the following list and also to any SPD covering such issues:</p>	Policy restructured to provide greater clarity and consistency in presentation. Reps from English Heritage -2282, Natural England -	M044	-

		<ul style="list-style-type: none"> • designated Conservation Areas and their settings; • major archaeological sites at Cataractonium, Stanwick Fortifications, Jervaulx Abbey, Dere Street and Scots Dyke as well as other recorded sites of archaeological importance across the plan area; • archaeologically sensitive areas in and around the historic cores of Richmond and Middleham; • buildings and structures included on the National Heritage List for England; • sites on English Heritage's Heritage at Risk Register together with buildings or which may in the future be included on a Local At Risk Register; • undesignated heritage assets which contribute to the overall character of the area; • historic shop fronts in Richmond, Middleham and Leyburn as well as some villages; • locally important boundary walls, hedges or railings, historic passageways and yards, important trees and tree groups, pinfolds, troughs, pumps, mounting blocks, pillar boxes, K6 telephone kiosks, orchards and historic plot layouts; • historic public viewpoints from Richmond Castle Keep; Castle Walk, Richmond; Frenchgate Head, Richmond; Maison Dieu, Richmond; the Grandstand on Richmond's former Racecourse; Sleegill, south of Richmond; Middleham Castle Keep; and The Shawl, Leyburn; • sites designated by English Heritage as Registered Parks and Gardens at Aske Hall, Constable Burton Hall, Forcett Hall, St. Nicholas, the Temple Lodge Grounds and Middleton Lodge; • and other local country estates including Croft Hall and Halnaby, Barningham Estate, Cliffe Hall, Bolton Estate, 	9117 and Yorkshire Wildlife Trust - 5514		
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		<p>East Witton Estate and Hornby Castle.</p> <p><u>After</u></p> <p>When considering matters affecting historic assets, particular regard will be given to the following list and also to any SPD covering such issues:</p> <ul style="list-style-type: none"> • those elements which contribute to the special architectural or historic interest of Richmondshire's Conservation Areas and their settings as identified in the respective Conservation Area Appraisal; • the pre-Roman heritage of the plan area such as Stanwick Fortifications and Scots Dyke; • the Roman forts and civilian settlements at Cataractonium and along the line of Dere Street; • other recorded sites of archaeological importance across the plan area and the archaeologically sensitive areas in and around the historic cores of Richmond and Middleham; • the medieval heritage including the network of impressive fortifications such as Middleham and Richmond Castles, monastic houses such as Jervaulx Abbey and abandoned settlements and field-systems including Walburn Hall; • buildings and structures included on the National Heritage List for England; • opportunities to secure a sustainable future for assets on English Heritage's Heritage at Risk Register or which may be included on a Local At Risk Register; • undesignated heritage assets which contribute to the overall character of the area; • the character of Market Towns, including their grain, plot layouts and passageways; • historic shop fronts in Richmond, Middleham and 			
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		<p>Leyburn as well as some villages;</p> <ul style="list-style-type: none"> locally important boundary walls, hedges or railings, historic passageways and yards, important trees and tree groups, pinfolds, troughs, pumps, mounting blocks, pillar boxes, K6 telephone kiosks, orchards and historic plot layouts; historic public viewpoints from Richmond Castle Keep; Castle Walk, Richmond; Frenchgate Head, Richmond; Maison Dieu, Richmond; the Grandstand on Richmond's former Racecourse; Sleegill, south of Richmond; Middleham Castle Keep; and The Shawl, Leyburn; sites designated by English Heritage as Registered Parks and Gardens at Aske Hall, Constable Burton Hall, Forcett Hall, St. Nicholas, the Temple Lodge Grounds and Middleton Lodge; the landscape, buildings and other structures associated with local country estates including Croft Hall and Halnaby, Barningham Estate, Cliffe Hall, Bolton Estate, East Witton Estate and Hornby Castle. 			
M / 4 / CP12 / 01	Policy Parts 1, 2, 2b, 2c, 2d viii, 2e, 3 & 4	<p><u>Part 1 - Before</u></p> <p>1. Development or other initiatives will be supported where they conserve and enhance the significance of the plan area's natural and man-made, designated or undesignated assets. Particular support will be given to initiatives to improve the natural environment where it is poor and lacking in diversity. Development will not be supported which:</p> <p><u>Part 1 - After</u></p> <p>Development or other initiatives will be supported where they conserve and enhance the significance of the plan</p>	Policy restructured to provide greater clarity and consistency in presentation. Reps from English Heritage -2282, Natural England – 9117 and Yorkshire Wildlife Trust – 5514	M044	-

area's natural and man-made, designated or undesignated assets. Development will not be supported which:

Part 2 – Before

Necessary mitigation or compensatory measures must be provided to address any potential harmful implications of development. This approach will apply to specific assets as follows:

Part 2 (now part 1) – After

Environmental Assets

1. Where avoidance of adverse impacts is not possible, necessary mitigation must be provided to address any potential harmful implications of development. **Where adequate mitigation measures are not possible, compensatory measures will be required.** This approach will apply to specific assets as follows:

Part 2b (now 1b) – Addition of

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

Part 2c (now 1c) – Addition of

Particular support will be given to initiatives to improve the natural environment where it is poor and lacking in diversity

Addition of Part 1d viii

sites important for biodiversity and geodiversity referred to at Paragraph 4.12.12.

	<p><u>Parts 2e, 3 & 4 - Before</u></p> <p>2e. designated heritage assets will be conserved and where appropriate enhanced to reinstate features of historic character to compensate for the necessary loss or alteration of other features.</p> <p>3. The qualities of the historic assets across the plan area will be conserved and, where appropriate, enhanced to maintain Richmondshire's distinctive local character and sense of place. Particular attention will be given to designated heritage assets (Conservation Areas, Listed Buildings, Scheduled Monuments, Registered Parks and Gardens and Registered Battlefields), and their settings as well as undesignated and locally designated heritage assets. Development within or affecting the feature or its setting should seek to conserve or enhance all aspects that contribute to its character and appearance.</p> <p>4. Consideration of development proposals will also need to take into account the objective of securing the long term existence of the heritage asset. In this context, enabling development of a type or form not normally considered acceptable in the particular location (site or buildings), may be considered where all other alternatives have been explored, and the development or use proposed is the only practical means of securing the sympathetic retention of the feature.</p> <p><u>Parts 2e, 3 & 4 - After</u></p> <p><u>Historic Assets</u></p> <p>1. Those elements which contribute to the significance</p>			
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		<p>of the heritage assets across the Plan area will be conserved and, where appropriate, enhanced. Particular attention will be paid to those assets referred to in Paragraph 4.12.16 which make a particularly important contribution to the character and sense of place of Richmondshire.</p> <p>2. Where a proposal is likely to result in harm to the significance of a designated heritage asset and there are compelling reasons for allowing that development, opportunities will be sought to offset this harm by ensuring that other elements which contribute to the significance of that particular asset are enhanced or their significance better revealed.</p> <p>3. ...Consideration of development proposals will also need to take into account the objective of securing the long term existence of the heritage asset. This is particularly the case for those assets which have been identified as being at risk. Enabling development may be considered acceptable in the particular location (site or buildings), where all other alternatives have been explored, and the development or use proposed is the only practical means of securing the future conservation of a heritage asset.</p>			
M / 4 / CP12 / 02	Policy Part 2c	<p><u>Addition of</u> the biodiversity and geodiversity of the plan area will be maintained, enhanced and, where appropriate, restored to ensure a sustainable future for the natural environment in support of the Yorkshire and Humber Regional Biodiversity Strategy, the North Yorkshire Biodiversity Action Plan, and the</p>	Addition of reference to Humber River Basin Management Plan - Dialogue with Environment Agency	-	YES

		Richmondshire Biodiversity Action Plan and the Humber River Basin Management Plan . Particular support will be given to initiatives to improve the natural environment where it is poor and lacking in diversity;			
M / 4 / CP12 / 03	Policy 2 d iv	<p><u>Before</u> the gap between the settlements of Leyburn and Harmby, and Colburn and Hipswell;</p> <p><u>After</u> the gap between the settlements of Leyburn and Harmby, and the agricultural countryside between Colburn Town, Colburn Village and Hipswell;</p>	Textual clarification of agricultural countryside between Colburn Town, Colburn Village and Hipswell.	-	YES
M / 4 / CP12 / 04	4.12.6	<p><u>Before</u> Green infrastructure is an important element of sustainable communities and although in some ways more relevant to urban areas, it also relates to the rural environment. Establishing the strategic and locally important elements of the plan area's rich green infrastructure will be an important responsibility of the plan.</p> <p><u>After</u> Green infrastructure is an important element of sustainable communities and although in some ways more relevant to urban areas, it also relates to the rural environment. Establishing the strategic and locally important elements of the plan area's rich green infrastructure will be an important responsibility of the plan, which will be defined in the Delivering Development Plan.</p>	Addition of reference to green infrastructure to be defined in Delivering Development Plan	-	YES
M / 4 / CP12 / 05	4.12.8	<p><u>Before</u> The urban area of Catterick Garrison is particularly notable for its green infrastructure, which is made up of corridors of open</p>	Textual clarification of agricultural countryside between Colburn Town, Colburn Village and	-	YES

		<p>spaces, recreation areas and trees which flow through the urban area, whilst in the urban area of Richmond, The Batts and Round Howe to the west of the town are particularly important.</p> <p><u>After</u> Catterick Garrison is particularly notable for its green infrastructure, which is made up of corridors of open spaces, recreation areas and trees flowing through the urban area to compliment the regionally important corridors identified by Natural England. The agricultural countryside north of Catterick Road between Colburn Town, Colburn Village and Hipswell contributes to the overall openness of Catterick Garrison and acts as a buffer to the old village of Colburn and the landscape assets north of the River Swale. Detailed land use allocations and revised settlement development limits will formally define the extent of this area taking into account the impact of former military activity in this vicinity. Until the Delivering Development Plan is prepared, the Council will consider development proposals that are well related to the strategic site search area illustrated in Figure 8. Where such proposals impact on this area they should be designed to remediate areas of former military activity, and enhance the surrounding green infrastructure. In the urban area of Richmond, The Batts and Round Howe to the west of the town are particularly important.</p>	Hipswell.		
M / 4 / CP13 / 01	4.13.3	<p><u>Before</u> In addition to the provisions of this policy, all those proposing development will be strongly advised to consult national design policy through the NPPF (Policy 7) and current Government guidance on design matters as well as local community guidelines such as Village Design Statements, Parish Plans,</p>	Reflect replacement of Local Plan Policies 5, 12, 51, 88	M045	-

		<p>Conservation Area Appraisals and Local and Neighbourhood Plans. In accordance with national policy, the Council will require applicants to work closely with those directly affected by their proposals. The outcomes of this will be expected to be submitted within a Design Statement when making planning applications. This must also show how the proposal's design has evolved and how it responds to the context of its surroundings.</p> <p><u>After</u> Development proposals should consider prevailing national and local design guidance. This should include where relevant NPPF, Neighbourhood Plans, Supplementary Planning Documents, Village Design Statements and Conservation Area Appraisals. In line with national policy, the Council expects applicants to work closely with those directly affected by their proposals. The outcomes of this will be expected to be submitted within a Design Statement when making planning applications. This must also show how the proposal's design has evolved and how it responds to the context of its surroundings.</p>			
M / 4 / CP13 / 02	Policy End	<p><u>Addition of</u> Development proposals should be supported by a Design Statement.</p>	Reflect replacement of Local Plan Policies 5, 12, 51, 88	M046	-
M / 4 / CP14 / 01	4.14.4	<p><u>Before</u> Further details about the CIL will be provided in the Richmondshire CIL Charging Schedule, expected to be adopted in 2013.</p> <p><u>After</u> Further details about the CIL will be provided in the</p>	Correction	-	-

		Richmondshire CIL Charging Schedule, expected to be adopted by 2015.			
M / 5 / Infra / 01	5.5	<p><u>Before</u> The plan or specific elements of it will be formally reviewed periodically and to see if it is leading to outcomes significantly different from those intended. Contingency arrangements are considered to be unnecessary in most of this rural area, where significant change is not expected. The exception to this is Catterick Garrison where major change is expected, but is complicated by the uncertainty surrounding the scale and timing of future military-related development. Alternative strategies are suggested to respond to different timings and scales of change, while maintaining the intended direction.</p> <p><u>After</u> The plan or specific elements of it will be formally reviewed every 5 years from its start date of April 2012 to ensure that it stays on course and remains responsive to local and wider conditions. In these reviews adjustments to the scale and direction of development will be considered in the light of development progress, land availability assessment and market conditions. Contingency arrangements are considered to be unnecessary in most of this rural area, where significant change is not expected. The exception to this is Catterick Garrison where the scale and timing of future military-related development will be affected by successive national Defence and Security Reviews, but the timing of the 5 year review cycle means that the strategy will remain alert to military policy.</p>	Inclusion of 5 year plan review cycle to clarify practical expectations for Local Plan Review	M047	-
M / 5 / Infra / 02	5.6	<p><u>Before</u> In addition, the Local Plan Core Strategy provides for military-</p>	Army Basing Plan Update 2013	-	YES

		<p>related development for up to four extra military units and 1,440 more service families' homes, if required by Ministry of Defence.</p> <p><u>After</u> In addition, the Local Plan Core Strategy provides for military-related development for up to four extra military units and 500 more service families' homes, if required by Ministry of Defence.</p>			
M / 5 / Infra / 03	5.12	<p><u>Before</u> The Highways Agency (HA) raised no specific existing capacity issues affecting the strategic road network (SRN) (A1 and A66) in the plan area, in response to Local Plan Core Strategy consultation. The HA did raise general concerns about the potential impact of the scale of development on the SRN including development around Scotch Corner. The impact of growth on the strategic road network has been modelled and assessed in co-operation with the HA to ensure that it does not raise any capacity or safety issues related to the A1 route through the District, which could limit the amount of development in this area. The cancellation of the A1 upgrade through the area removes the potential for major junction improvements near Catterick Village and its impact has been accounted for in the infrastructure requirements identified along the A6136. However, it is considered that development will help to mitigate any impact. Further discussions with the HA regarding the impact of specific sites and broader locations on the SRN, and how these could be mitigated, will continue and any issues will be addressed through development and developer contributions to local highway improvements.</p>	A1 Upgrade update 2013	M048	-

		<p><u>After</u> The A1 upgrade to motorway standard from Leeming Bar to Barton is expected to be complete by 2017. The design of the upgrade has been modelled to reflect the development growth contained within this Core Strategy. The creation of a new Catterick Central junction will significantly improve access not only to the main growth areas at Catterick Garrison but also to the wider district. This significantly improves local prospects for local economic growth, which is recognised by the Local Enterprise Partnership's recognition that Catterick Garrison has great potential for growth.</p>			
M / 5 / Infra / 04	5.15	<p><u>Before</u> Yorkshire Water has also indicated that there is sufficient existing waste water treatment capacity to accommodate existing sites with planning permission. However, development on the scale proposed in the Local Plan Core Strategy would be restricted due to limited existing capacity at the larger Waste Water Treatment Works (WWTW) at Richmond and Colburn in particular. Further strategic development proposals will require new investment in the water infrastructure, possibly resulting in a completely new WWTW facility to serve Richmond and Catterick Garrison. The development of specific sites will need to be coordinated with Yorkshire Water's future Asset Management Plan 6 (AMP6) covering the period 2015-2020, to ensure funding for improvements is available. Leyburn WWTW should be able to accommodate the level of growth proposed in the Local Plan Core Strategy, subject to some local improvements to mitigate any adverse impacts on existing development. However, any substantial growth in the smaller settlements could raise waste water treatment capacity issues in these settlements.</p>	Change to reflect ongoing discussions with YW	M049	-

		<p><u>After</u> Yorkshire Water has also indicated that there is sufficient existing waste water treatment capacity to accommodate the scale of development expected over the first 5 years of the plan. Longer term development would be restricted due to limited existing capacity at the larger Waste Water Treatment Works (WWTW) at Richmond and Colburn in particular. New investment in the water infrastructure, possibly resulting in a completely new WWTW facility to serve Richmond and Catterick Garrison. The development of specific sites will need to be managed in line with the resolution of these capacity issues. Yorkshire Water's future Asset Management Plan 6 (AMP6) covering the period 2015-2020, to ensure funding for improvements is available is expected to address these issues. Leyburn WWTW has the capacity to accommodate the proposed level of growth, subject to some local improvements to mitigate any adverse impacts on existing development. Substantial growth in the smaller settlements could raise waste water treatment capacity issues in these settlements.</p>			
M / 5 / Infra / 05	5.21	<p><u>Before</u> The rural nature and pattern of development in the plan area restricts local capacity for renewable energy provision. Core Policy CP1 seeks to maximise the plan area's renewable energy potential within its highly sensitive environmental constraints guided by the Richmondshire Low Carbon and Renewable Energy Capacity Study. Development within the Catterick Garrison and Leyburn strategic growth areas and on medium to large scale sites elsewhere is expected to provide infrastructure for combined heat and power or district heating networks where</p>	Correction and update to reflect renumbering of CP1 to CP2	M050	-

		<p>viable and feasible. Core Policy CP1 requires all new housing developments and also commercial developments exceeding 500m² to minimise carbon emissions and incorporate on site renewable energy technologies.</p> <p><u>After</u> The rural nature and pattern of development in the plan area restricts local capacity for renewable energy provision. Core Policy CP2 seeks to maximise the plan area's renewable energy potential within its highly sensitive environmental constraints guided by the Richmondshire Low Carbon and Renewable Energy Capacity Study. Development within the Catterick Garrison and Leyburn strategic growth areas and on medium to large scale sites elsewhere is expected to provide infrastructure for combined heat and power or district heating networks where viable and feasible. Core Policy CP2 requires all new housing developments and also commercial developments exceeding 1,000m² to minimise carbon emissions and incorporate on site renewable energy technologies.</p>			
M / 5 / Infra / 06	IDP Table	See Table 6: IDP on page 130 of tracked changes LPCS.	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.	M051	YES
M / 5 / Mon / 01	Table 7	Amend from CP0 to CP1 , CP1 to CP2 and CP2 to CP3 . Deletion of reference to CP3.	Renumber policy references to reflect CP3/CP4 amalgamation	M034	-
M / 5 / Mon / 02	Table 7	<u>Before</u> Installed commercial wind renewable energy	Change Indicator to provide more rounded indicator on renewable	-	YES

		Increase in generated capacity <u>After</u> Installed large scale renewable energy – Wind, Hydro, Solar Maximise increase in generated capacity (NPPG, Ref 5-003-20140306)	energy		
M / 5 / Mon / 03	Table 7	Before Climate change adaptation of existing stock Maximise potential improvements identified in the 2011 Vantage Carbon Modelling Report After Carbon Emissions Decrease	Reflect deletion of consequential improvement requirements	-	YES
M / 5 / Mon / 04	Table 7	<u>Before</u> Climate resilience of new housing. All new housing approved to meet CSH level 4 minimum <u>After</u> Code for Sustainable Homes (or equivalent) standards. Increase proportion exceeding minimum standards	Reflect policy change to Code for Sustainable Homes Requirements	-	YES
M / 5 / Mon / 05	Table 7	<u>Deletion of</u> Improved climate resilience of employment development All employment development of 1000 m2 and above approved	Reflect deletion of requirement for BREEAM very good standard	-	YES

		from 2013 to meet BREEAM very good standard			
M / 5 / Mon / 06	Table 7	<u>Addition of</u> Incorporation of Sustainable Drainage Systems (SuDS) Maximise until SuDS Approval Body (SAB) sets a target	Dialogue with Environment Agency - 9112	M030	YES
M / 5 / Mon / 07	Table 7	Replace (SHLAA) with (SHMA)	Removal of typing error	-	YES
M / 5 / Mon / 08	Table 7	Central Richmondshire and Lower Wensleydale: 40 % North Richmondshire: 30 % Central Richmondshire and Lower Wensleydale: 40 % subject to viability North Richmondshire: 30 % subject to viability	Clarification that affordable housing requirement is subject to viability	-	YES
M / 5 / Mon / 09	Table 7	<u>Addition of:</u> Vitality and viability of town centres at Richmond, Catterick Garrison and Leyburn (assessed using healthchecks) Increase in vitality and viability (index) of town centres at Richmond, Catterick Garrison and Leyburn.	To reflect inclusion of intention to healthcheck town centres	-	YES
M / 5 / Mon / 10	Table 7	<u>Addition of:</u> Number of (A1) retail units in defined primary shopping frontages Maintain or improve upon proportion identified in existing surveyed levels	Reflect policy CP9 inclusion of town centre boundaries	M038	-
M / 5 / Mon / 11	Table 7	<u>Addition of:</u> Ability to deliver Humber RBMP actions Maximise opportunities	Reflect inclusion of reference to Humber River Basin Management Plan - Joint written statement with Environment Agency 9112	-	YES
M / 5 / Annex 1 / 01	Annex 1	<u>Addition of:</u> 5 – Design in the Countryside 8 – Landscape Zones	To reflect replacement and incorporation of policies within Core Strategy contained in preceding modifications or simply	M052	-

		<p>9 – Brompton on Swale Riverside Protection Area</p> <p>12 – Traditional Barns and Barns Groups</p> <p>51- Historic Shop Fronts</p> <p>58 – Richmond: Residential Streets adjoining the Town Centre</p> <p>69 – Scorton Lakes</p> <p>83 – Richmond: Primary and Secondary Shopping Frontages</p> <p>88 – Signs and Advertisements in Town Centres and on Commercial Premises Elsewhere</p>	superseded.		
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