Richmondshire District Council
Local Plan Core Strategy
Proposed Submission
August 2012
Representations Form

Please read the guidance notes before completing this form

This form comprises two parts:
Part A: Personal details
Part B: Your representation(s)

Both Part A and Part B of this form need to be completed in order for your representation(s) to be valid. Please complete a separate sheet (Part B) for each representation you wish to make. Further copies of this form can be downloaded from www.richmondshire.gov.uk/localplan.aspx . You do not need to fill out Part A for each representation, provided that all representations made are securely attached.

Your completed form must be returned to the following address to reach us no later than **4pm on Friday 14 September 2012:**

Planning Policy, Richmondshire District Council, Swale House, Frenchgate, Richmond, DL10 4JE

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Please note, all representations will be made available for public inspection on our website www.richmondshire.gov.uk/localplan.aspx with personal details (i.e. email address, telephone number and signature) removed.

Part A – Personal details

	Your Details	Agent's Details
Title		Mr
First name		Alban
Last name		Cassidy
Job title (if applicable)		Director
Work/organisation (if applicable)	Middleham Homes	Cassidy + Ashton Group Ltd
Address	c/o Agent	7 East Cliff Preston Lancashire
Postcode		PR1 0SE
Telephone No.		01772 258356
Email address		albancassidy@cassidyashton.co.uk

Part B - Your representation

Please use a separate sheet for each representation.

Name/Organisation	Middleham Homes

Q1.To which part of the Core Strategy Proposed Submission Document does this representation relate? (Spatial Principle,)	
Policy number (e.g. SP2, CRSS or CP8)	SP4
Page/paragraph number(s)	p. 23-24

Please note: Your representation should cover succinctly all the information, evidence and supporting information necessary to fully support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations. After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

Q2. Do you consider the Core Strategy Proposed Submission Document is…?						
(a) Legally compliant	Yes		No	*	Don't Know	
(b) Sound	Yes		No	*	Don't Know	
If you answered 'No' to (a) or (b) above, please continue to Q3, otherwise continue to Q5.						

Q3. Do you consider the Core Strategy is unsound because it is not: (please refer to the guidance notes)	
(a) Justified	*
(b) Effective	*
(c) Consistent with national policy	*
(d) Positively prepared	*

Please give details of why you consider the Core Strategy Proposed Submission Document is not legally compliant or is unsound. Please be as precise as possible:

The Core Strategy Proposed Submission Document is not legally compliant and unsound as it makes an insufficient allowance for the number of new homes over the plan period. The figure of 180 dwellings per annum appears to be artificially restricted and rather than meet the future needs of the Borough is likely to exacerbate issues of low housing provision and rising house prices in the more desirable areas.

The figure should be increased to at least reflect the figure set out in the Regional Spatial Strategy which at the current time remains part of the development plan and also to cover the allowance in respect of Catterick Garrison. Failure to make sufficient allowance will result in a failure to meet the housing needs of the Borough.

The Strategy also fails to make an appropriate allowance for new housing in Lower Wensleydale.

(Continue on a separate sheet if necessary)

Q4. Please set out what change(s) you consider necessary to make the Core Strategy Proposed Submission Document legally compliant or sound, having regard to the test you have identified at Q3 where this relates to soundness. You need to say why this change will make the Core Strategy legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible:

The housing supply for Richmondshire should be increased to at least 200 dwellings per annum plus the 2250 dwellings required to support the proposed growth of Catterick Garrison.

In addition there is evidence of a consistent failure to meet housing requirements in the Borough and therefore a further 20% allowance should be added to the five year supply of land identified.

Furthermore the proportion of new housing for Lower Wensleydale at 12% is too low and this should be increased to between 15-20% to take account of the opportunities for growth at both Leyburn and Middleham.

Table 3 should also be amended to increase the provision for Leyburn and the Primary Service Village in Lower Wensleydale in line with the increase set out above.

(Continue on a separate sheet if necessary)

Q5. If you wish to support the legal compliance or soundness of the Core Strategy Proposed Submission Document, please use the space below to set out your comments:

(Continue on a separate sheet if necessary)

If your representation is seeking a change to the Core Strategy Proposed Submission Document, do you consider it necessary to participate at the oral part of the examination?	
No, I do not wish to participate at the oral examination	
Yes, I wish to participate at the oral examination	**Yes**

If you have selected 'No', your representation(s) will still be considered by the independent Planning Inspector by way of written representations.

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Inspector's Report Publication	*	Post	
Adoption	*	Email	*

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Postcode		PR1 0SE
Telephone No.		01772 258356
Email address		albancassidy@cassidyashton.co.uk

Part B - Your representation

Please use a separate sheet for each representation.

Name/Organisation	Middleham Homes

Q1.To which part of the Core Strategy Proposed Submission Document does this representation relate? (Spatial Principle,)	
Policy number (e.g. SP2, CRSS or CP8)	CP3
Page/paragraph number(s)	p. 61

Please note: Your representation should cover succinctly all the information, evidence and supporting information necessary to fully support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations. After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

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(b) Sound	Yes		No	*	Don't Know	
If you answered 'No' to (a) or (b) above, please continue to Q3, otherwise continue to Q5.						

Q3. Do you consider the Core Strategy is unsound because it is not: (please refer to the guidance notes)	
(a) Justified	*
(b) Effective	*
(c) Consistent with national policy	*
(d) Positively prepared	*

Please give details of why you consider the Core Strategy Proposed Submission Document is not legally compliant or is unsound. Please be as precise as possible:

The Core Strategy Proposed Submission Document is not legally compliant and unsound as it provides insufficient support for sustainable development.

Policy CP3 states that sites adjacent to settlement boundaries will only be supported if better deliverable opportunities do not exist within the settlement.

However, it may be that the site adjacent to the settlement boundary provides a more sustainable development [through viability, the provision of affordable housing etc] and therefore the test should be revised to also refer to cases where a more sustainable form of development or one that is more deliverable can be achieved outside the settlement boundary.

(Continue on a separate sheet if necessary)

Q4. Please set out what change(s) you consider necessary to make the Core Strategy Proposed Submission Document legally compliant or sound, having regard to the test you have identified at Q3 where this relates to soundness. You need to say why this change will make the Core Strategy legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible:

Para. 3 of Policy CP3 currently states:

"Sites adjacent will only be supported if better deliverable opportunities do not exist within the settlement …"

And should be revised to state:

" Sites adjacent will only be supported if better deliverable opportunities do not exist within the settlement <u>or if the site adjacent to the settlement presents an opportunity for a more sustainable form of development</u>…"

(Continue on a separate sheet if necessary)

Q5. If you wish to support the legal compliance or soundness of the Core Strategy Proposed Submission Document, please use the space below to set out your comments:

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If your representation is seeking a change to the Core Strategy Proposed Submission Document, do you consider it necessary to participate at the oral part of the examination?	
No, I do not wish to participate at the oral examination	
Yes, I wish to participate at the oral examination	**Yes**

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Part A – Personal details

	Your Details	Agent's Details
Title		Mr
First name		Alban
Last name		Cassidy
Job title (if applicable)		Director
Work/organisation (if applicable)	Middleham Homes	Cassidy + Ashton Group Ltd
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Postcode		PR1 0SE
Telephone No.		01772 258356
Email address		albancassidy@cassidyashton.co.uk

Part B - Your representation

Please use a separate sheet for each representation.

Name/Organisation	Middleham Homes

Q1.To which part of the Core Strategy Proposed Submission Document does this representation relate? (Spatial Principle,)	
Policy number (e.g. SP2, CRSS or CP8)	CP4
Page/paragraph number(s)	p. 63

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Q2. Do you consider the Core Strategy Proposed Submission Document is…?						
(a) Legally compliant	Yes		No	*	Don't Know	
(b) Sound	Yes		No	*	Don't Know	
If you answered 'No' to (a) or (b) above, please continue to Q3, otherwise continue to Q5.						

Q3. Do you consider the Core Strategy is unsound because it is not: (please refer to the guidance notes)	
(a) Justified	*
(b) Effective	*
(c) Consistent with national policy	*
(d) Positively prepared	*

Please give details of why you consider the Core Strategy Proposed Submission Document is not legally compliant or is unsound. Please be as precise as possible:

The Core Strategy Proposed Submission Document is not legally compliant and unsound as it provides insufficient support for sustainable development.

Policy CP4 states that development should only be on sites adjacent to settlement boundaries if better deliverable opportunities do not exist within the settlement.

However, it may be that the site adjacent to the settlement boundary provides a more sustainable development [through viability, the provision of affordable housing etc] and therefore the test should be revised to also refer to cases where a more sustainable form of development or one that is more deliverable can be achieved outside the settlement boundary.

(Continue on a separate sheet if necessary)

Q4. Please set out what change(s) you consider necessary to make the Core Strategy Proposed Submission Document legally compliant or sound, having regard to the test you have identified at Q3 where this relates to soundness. You need to say why this change will make the Core Strategy legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible:

Part 2 of Policy CP4 currently states:

"…if deliverable opportunities do not exist within, …"

And should be revised to state:

" if better deliverable opportunities do not exist <u>or if the site adjacent to the settlement presents an opportunity for a more sustainable form of development</u>…"

(Continue on a separate sheet if necessary)

Q5. If you wish to support the legal compliance or soundness of the Core Strategy Proposed Submission Document, please use the space below to set out your comments:

(Continue on a separate sheet if necessary)

If your representation is seeking a change to the Core Strategy Proposed Submission Document, do you consider it necessary to participate at the oral part of the examination?	
No, I do not wish to participate at the oral examination	
Yes, I wish to participate at the oral examination	**Yes**

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Title		Mr
First name		Alban
Last name		Cassidy
Job title (if applicable)		Director
Work/organisation (if applicable)	Middleham Homes	Cassidy + Ashton Group Ltd
Address	c/o Agent	7 East Cliff Preston Lancashire
Postcode		PR1 0SE
Telephone No.		01772 258356
Email address		albancassidy@cassidyashton.co.uk

Part B - Your representation

Please use a separate sheet for each representation.

Name/Organisation	Middleham Homes

Q1.To which part of the Core Strategy Proposed Submission Document does this representation relate? (Spatial Principle,)	
Policy number (e.g. SP2, CRSS or CP8)	CP6
Page/paragraph number(s)	p. 66

Please note: Your representation should cover succinctly all the information, evidence and supporting information necessary to fully support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations. After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

Q2. Do you consider the Core Strategy Proposed Submission Document is…?						
(a) Legally compliant	Yes		No	*	Don't Know	
(b) Sound	Yes		No	*	Don't Know	
If you answered 'No' to (a) or (b) above, please continue to Q3, otherwise continue to Q5.						

Q3. Do you consider the Core Strategy is unsound because it is not: (please refer to the guidance notes)	
(a) Justified	*
(b) Effective	*
(c) Consistent with national policy	*
(d) Positively prepared	*

Please give details of why you consider the Core Strategy Proposed Submission Document is not legally compliant or is unsound. Please be as precise as possible:

The Core Strategy Proposed Submission Document is not legally compliant and unsound as it provides insufficient support for sustainable development.

Policy CP6 sets a target for affordable housing of 40%. In the current economic conditions that figure is likely to be unviable resulting in schemes not coming forward and no affordable housing being delivered. Furthermore there is no justification for a higher figure in parts of the Borough and the target should be 30% for all areas.

The policy should make more explicit reference to affordable housing being provided in circumstances where the viability and deliverability of the development is not threatened. This particularly reflects recent Ministerial statements.

Furthermore the policy needs to distinguish between rural exceptions sites referred to in Policy CP6 and development on land adjacent to settlement boundaries under CP3 and CP4

which would not be limited to affordable housing.

(Continue on a separate sheet if necessary)

Q4. Please set out what change(s) you consider necessary to make the Core Strategy Proposed Submission Document legally compliant or sound, having regard to the test you have identified at Q3 where this relates to soundness. You need to say why this change will make the Core Strategy legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible:

Policy CP6 currently states:

"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:"

This should be revised to state:

"The Council will work with private developers and registered providers to achieve the target of up to 30% affordable housing in developments with a net gain in dwellings, provided there is clear evidence available that demonstrates that the viability and deliverability of the development will not be threatened.

In line with Government guidance, where schemes are shown to be unviable with 30% affordable housing, the Council will accept a lower figure."

Furthermore, the last part of the policy should state:

"In rural locations outside village Development Limits, other than schemes approved under CP3 and CP4…"

(Continue on a separate sheet if necessary)

Q5. If you wish to support the legal compliance or soundness of the Core Strategy Proposed Submission Document, please use the space below to set out your comments:

(Continue on a separate sheet if necessary)

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No, I do not wish to participate at the oral examination	
Yes, I wish to participate at the oral examination	**Yes**

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Part B - Your representation

Please use a separate sheet for each representation.

Name/Organisation	Middleham Homes

Q1.To which part of the Core Strategy Proposed Submission Document does this representation relate? (Spatial Principle,)	
Policy number (e.g. SP2, CRSS or CP8)	SP1
Page/paragraph number(s)	p. 16

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Q2. Do you consider the Core Strategy Proposed Submission Document is…?						
(a) Legally compliant	Yes		No	*	Don't Know	
(b) Sound	Yes		No	*	Don't Know	
If you answered 'No' to (a) or (b) above, please continue to Q3, otherwise continue to Q5.						

Q3. Do you consider the Core Strategy is unsound because it is not: (please refer to the guidance notes)	
(a) Justified	*
(b) Effective	*
(c) Consistent with national policy	*
(d) Positively prepared	*

Please give details of why you consider the Core Strategy Proposed Submission Document is not legally compliant or is unsound. Please be as precise as possible:

The Core Strategy Proposed Submission Document is not legally compliant and unsound as it provides insufficient emphasis on the positive benefits of development and does not encourage growth where it can be shown to be sustainable. This is particularly the case in respect of the sub area known as Lower Wensleydale This is at odds with the basic principles of the national planning policy framework which states that planning permission should be granted where it is shown to be sustainable and there are no other considerations that outweigh this basic premise.

The Core Strategy as proposed refers only to modest growth in Lower Wensleydale. If a suitable site is available there is no justification to restrict such growth or development.

(Continue on a separate sheet if necessary)

Q4. Please set out what change(s) you consider necessary to make the Core Strategy Proposed Submission Document legally compliant or sound, having regard to the test you have identified at Q3 where this relates to soundness. You need to say why this change will make the Core Strategy legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible:

The middle sub paragraph of SP1 states:

"Lower Wensleydale is an area of modest growth, reflecting the location of Leyburn within the sub area, which has a substantial capability to support its rural hinterland. The scale of development in this sub area will also reflect its role in supporting and providing for the needs of the adjacent part of Richmondshire which lies within the Yorkshire Dales National Park."

This should be changed to:

"Lower Wensleydale is an area with potential for some growth, reflecting the location of Leyburn within the sub area, which has a substantial capability to support its rural hinterland and opportunities at Middleham. The scale of development in this sub area will also reflect its role in supporting and providing for the needs of the adjacent part of Richmondshire which lies within the Yorkshire Dales National Park."

(Continue on a separate sheet if necessary)

Q5. If you wish to support the legal compliance or soundness of the Core Strategy Proposed Submission Document, please use the space below to set out your comments:

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If your representation is seeking a change to the Core Strategy Proposed Submission Document, do you consider it necessary to participate at the oral part of the examination?	
No, I do not wish to participate at the oral examination	
Yes, I wish to participate at the oral examination	**Yes**

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