

Richmondshire District Council

Local Plan

Annual Monitoring Report 2015/16



January 2017



Richmondshire District Council

Annual Monitoring Report 2015/16

Contents

1.0 Introduction	2
2.0 Local Context	3
Local Contexts Facts for Monitoring Period.....	4
3.0 Local Plan Progress	5
4.0 Development Results	6
Housing Delivery.....	6
Economic Development.....	9
Town Centres.....	10
Environment.....	12
Heritage.....	14
Community & Recreation Assets.....	14
5.0 Infrastructure	15
Transport & Accessibility.....	15
A6136 Improvements.....	15
Community Infrastructure Levy.....	15
6.0 Duty to Cooperate	16
Appendix 1 – Richmond Town Centre Health Check & Surveys	19
Appendix 2 – Catterick Garrison Town Centre Health Check & Surveys	35
Appendix 3 – Leyburn Town Centre Health Check & Surveys	46
Appendix 4 – Heritage at Risk in Richmondshire Plan Area 2015/16	57

1.0 Introduction

- 1.1 This Annual Monitoring Report (AMR) covers the period 01 April 2015 to 31 March 2016.
- 1.2 The requirement for a local planning authority to produce an Annual Monitoring Report (AMR) is set out in section 35 of the Planning and Compulsory Purchase Act (PCPA 2004). This states that every local planning authority must prepare reports containing information on the implementation of the Local Development Scheme and the extent to which policies set out in local development documents are being achieved. Section 113 of the Localism Act (2011) amended PCPA 2004 section 35 removing the requirement to send an AMR to the Secretary of State. Instead, local planning authorities must publish this information directly at least yearly in the interests of transparency.
- 1.3 This amendment in combination with the DCLG Letter to Chief Planning Officers (30th March 2011) which withdrew previous guidance on local plan monitoring means that the council has more freedom on the contents of its AMR, providing it contains the information required by section 34 of the Town and Country Planning Regulations (2012).
- 1.4 This is the second AMR to be produced following the adoption of the Local Plan Core Strategy (LPCS) in December 2014 and will outline the progress that is being made towards the indicators and targets set out for individual policies within the LPCS.

2.0 Local Context

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

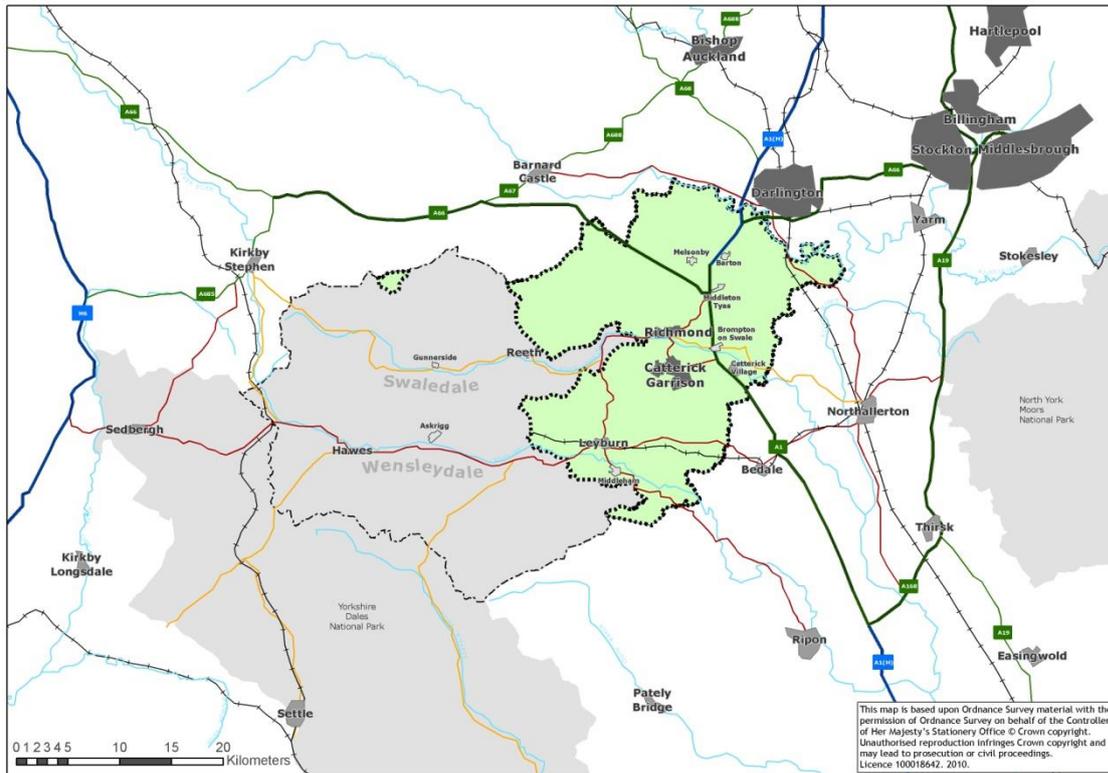


Figure 1: Area Covered by Local Planning Authority

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

Local Context Facts for Monitoring Period 2015/16

- **Richmondshire is one of the most rural districts in the country and covers an area of 131,867 hectares (509 square miles)**
- **Around 60% of the district is in the Yorkshire Dales National Park and Sites of Special Scientific Interest (SSSI) cover nearly one fifth of the land area.**
- **The total population of Richmondshire was estimated at mid-2015 as 52,500 (ONS).**
- **The Plan Area population is estimated to be 46,230.**
- **The military population is estimated to be nearly 10,500 personnel and dependents, which is nearly a quarter of the plan area population.**
- **There are around 20,000 (2015) dwellings in the plan area.**
- **83% of dwellings in the plan area are owner occupied or privately rented which is equivalent to regional and national levels. 7% are Local Authority owned, 3% are owned by private registered providers and the remaining 7% by other public sector organisations which in Richmondshire is predominantly the Ministry of Defence.**
- **The long-term vacancy rate (over 6 months) was 1.4% across the total housing stock in Richmondshire (LAHS, 2014), slightly higher than the County and National average.**
- **The ratio of lower quartile house price to lower quartile earnings was 8.58 in 2015. (CLG, 2016)**
- **Richmondshire's working age population, including the military, is around 33,000, of which 75% are economically active and 77% are in employment, higher than regional and national levels (ONS, Annual Population Survey 2015).**
- **There were 16,000 employee jobs, not including the military or self-employed, in Richmondshire in 2015 (ONS business register). 87% of these were in the service sectors, slightly higher than national levels. Public admin, education and health make up the largest proportion of these which is comparable to national level. Other sectors are comparable to or lower than national level with the exception of accommodation and food services and arts, entertainment and recreation.**
- **The resident workforce occupied about 70% of local jobs, in Catterick Garrison this figure rises to 85%, because of military accommodation (2011 Census, WU01EW).**
- **Richmondshire resident (£507.2) full time weekly earnings is higher than regional but lower than national weekly earnings. Richmondshire workplace (£445.0) full time weekly earnings is significantly lower than regional and national earnings (ONS, ASHE, 2016).**
- **Micro scale businesses (0-9 employees) account for 90% of local business units and enterprises compared with 88% across Yorkshire and Humber (IDBE, ONS 2016)**
- **In September 2016, unemployment stood at 2.7% (model based), with 0.4% claiming employment related benefits (Nomis, 2016)**

3.0 Local Plan Progress

- 3.1 The LPCS sets out the overall vision and objectives to guide future growth in the Local Plan area. It was formally adopted by the Council on the 9th December 2014 after being found sound at examination by a Planning Inspector. Following the adoption of the LPCS all saved policies within the Richmondshire Local Plan 1999-2006 except Policy 23 - Development Limits are now superseded and no longer saved. Policy 23 - Development Limits will be saved until development limits and land use allocations are updated in the Delivering Development Plan, but they are modified by Core Policy CP4, which enables the assessment of development proposals both within and adjacent to the areas defined in Policy 23. This is necessary to ensure that the Council's statutory development plan is consistent with the National Planning Policy Framework (NPPF). Policy 23 development limits were first defined in the mid 1990's and are out of date under NPPF para 14.
- 3.2 Work is now underway on producing further guidance to support the implementation of the LPCS policies in the form of Supplementary Planning Documents (SPD). The SPDs will cover the following areas:
- Open Spaces, Outdoor Sport & Recreation
 - Affordable Housing
 - Delivering Development - Design & Settlement Development Assessment
- 3.3 The Open Spaces and Delivering Development SPDs are currently being produced and are likely to be published for consultation prior to adoption in Spring/Summer of 2017. Work on the Affordable Housing SPD has been delayed until the government announcements including the housing white paper have been received regarding Starter Homes and the changes to the affordable housing definition within the NPPF and an updated OAN/SHMA to inform mix and proportions.
- 3.4 Consultations were held on the Settlement Development Assessment element of the Delivering Development SPD in 2015/16 within the primary service villages. The final assessments will include constraints mapping.
- 3.5 The 5 year Local Plan Core Strategy review will commence in 2017/18 and will be informed by an updated evidence base. Updating of the Councils evidence base has already begun with an update of the Objectively Assessed Housing Need (OAN) and Strategic Housing Market Assessment (SHMA) currently being carried out.
- 3.6 The Local Development Scheme (LDS) for the Richmondshire Plan Area which sets out a summary of and timetable for the production of the Local Plan documents the council expects to produce will be updated accordingly.

4.0 Development Results

4.1 This following section outlines development progress in the Plan Area in 2015/16 against LPCS Policies indicators and targets.

Housing Delivery

Overall Number of Net Completions (Spatial Principle SP4)

- 4.2 There was a net total of 147 housing completions in the plan area during 2015/16. This included 128 new build completions of which 42 were at Woodside Chase, Catterick Rd, Colburn; 29 at Maythorne Farm, Leyburn and 24 at Priory House, Richmond. There was also a net total of 4 conversions of existing residential properties, 35 net changes of use from agricultural and other buildings regarded as previously developed including 4 apartments at Frenchgate House, Richmond and 5 at Friars Wynd, Richmond. There was also 1 other gains and losses and 21 demolitions, 19 of which were at Oswin Grove sheltered housing scheme in Gilling West where the properties were demolished following extensive flood damage and the site is going to be redeveloped to provide 11 affordable homes in the future.
- 4.3 Whilst the annual average housing target of 180 homes per annum is only applicable to development in the part of the District outside of the Yorkshire Dales National Park it is however based on change in the whole Richmondshire population. The monitoring of delivery against the target will therefore include net new housing development in the National Park area.
- 4.4 In 2015/16 there were 7 net completions in the Richmondshire part of the Yorkshire Dales National Park. This included 9 new build completions, 8 of which were at Hornblower Court, Bainbridge. There was also a net total of -3 conversions of existing residential properties, 0 net changes of use from agricultural and other buildings regarded as previously developed and 1 other gains and losses.
- 4.5 This means there has been a net total of 469 completions which contribute to the achievement of the housing target over the current plan period since 2012/13. This is illustrated in the following table:

Sub Area	Target (Plan Period)	2012/13	2013/14	2014/15	2015/16	Total	Remaining Target
Plan Area	3060	78	98	118	147	441	2619
YDNP (Richmondshire Part)	-	13	5	3	7	28	-
Total	3060	91	103	121	154	469	2591

Figure 2: Net Completions (Spatial Principle SP4)

4.6 The net overall completions figure includes an alteration to reported completions over the plan period. This is because of a revision to the Councils monitoring procedure that was necessary following the publication of the Inspectors Report on the Yorkshire Dales National Park Local Plan in December 2016. The Planning Inspector stated that when calculating the net delivery of homes that 'it would be disproportionate and unreasonable to take account of the use of dwellings as holiday homes/lets (which does not require planning permission) and it is not inevitable that such changes will lead to the enduring loss of a dwelling for permanent occupation'. Therefore, all changes both from and to holiday homes/lets have now been excluded which has resulted in the net overall completions figure for the plan period increasing by 18 dwellings.

Net Completions by Sub Area (Spatial Principle SP4)

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

Sub Area	Target (Plan Period)	2012/13	2013/14	2014/15	2015/16	Total	Remaining Target
North Richmondshire	285	11	11	17	-5	34	251
Central Richmondshire	2410	44	73	81	105	303	2107
Lower Wensleydale	365	23	14	20	47	104	261
YDNP (Richmondshire Part)	-	13	5	3	7	28	-

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

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

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

Settlements	Target (Plan Period)	2012/13	2013/14	2014/15	2015/16	Total	Remaining Target
Catterick Garrison	1900	2	51	70	47	170	1730
Richmond	250	32	14	9	50	105	145
CR PSV	240	6	4	-3	6	13	227
CR Elsewhere	20	4	4	3	3	14	6
Leyburn	215	4	4	6	40	54	161
Middleham	45	2	2	0	0	4	41
LW SSV	45	4	5	9	4	22	23
LW Elsewhere	60	13	3	5	5	26	34
NR PSV	105	-1	0	8	1	8	97
NR SSV	110	-1	2	3	-16	-12	98
NR Elsewhere	70	13	9	8	7	37	33
YDNP (Richmondshire Part)	-	13	5	3	7	28	-
Totals	3060	91	103	121	154	469	2591

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

Development on Previously Developed Land (Core Policy CP3)

4.9 109 (71%) of the 154 total net completions in 2014/15 were on previously developed land. Of these 41 were located on the Woodside Chase Development on the Former CPM Pipework's site, Catterick Rd, Colburn and 24 were located at Priory House, Richmond on the Former Arriva Bus Depot site. This proportion is 7% higher than that monitored in the previous year.

5 Year Housing Land Supply

4.10 An annual update of the SHLAA has been carried out which will be published in January 2017. This will be available from the following link: <http://www.richmondshire.gov.uk/planning/local-plan/1045-strategic-land-availability-assessment>. This includes an updated calculation of the 5 year housing land supply which shows that a supply of 1435 homes equivalent to 5.2 years can be demonstrated. The following table summarises this.

Deliverable 5 Year Housing Land Supply	Dwellings (Net)
Deliverable Housing Sites (0-5 Years)	1435
Deliverable 5 Year Housing Land Supply Requirement	1381
Deliverable 5 Year Housing Land Supply Position	5.2

Figure 5: 5 Year Housing Land Supply Summary

Affordable Housing – Core Policy CP6

4.11 There were 34 affordable homes built in 2015/16, 24 were at Priory House, Station Rd, Richmond; 4 on site at Woodside Chase, Colburn; and; 6 on site at Maythorne Farm, Leyburn. An affordable housing commuted sum payment of £103,485 was also received from the Maythorne Farm development in Leyburn to be used towards furthering the provision of affordable housing.

Economic Development

Employment Development

4.12 A significant employment development completed in 2015/16 was the Catterick Garrison Town Centre Princes Gate retail and cinema development. The application for a Designer Outlet Centre and associated restaurants at Scotch Corner was approved in December 2016 by the secretary of state following the public inquiry held in May 2016 that was chaired by an independent planning inspector.

4.13 The following table provides a summary of the net amount of additional floor space developed for employment uses by use class type which has completed in 2015/16. This information has been collated by cross-checking planning permissions with new registrations and alterations on the Council's NDR system. From this table, it is evident that there has been a net addition of 20,582 square metres of employment floor space. The developments which have significantly contributed to this total in addition to the Princes Gate development are the B & M store on Gough Rd, Catterick Garrison and the extension of the PI Arm offices at Aske, Richmond.

Employment Type by Use Class	Net amount of floor space change 2014/15 (Sqm)	Within Hierarchy Settlements (SP2) (Sqm)	Outside Hierarchy Settlements (SP2) (Sqm)
A1: Shops	10,510	10,510	
A2: Financial & Professional Services	143	143	
A3: Restaurants & Cafes A4: Drinking Establishments A5: Hot Food Take-away	3552	3437	115
B1a Offices other than those classified as A2	-342	-926	584
B1b Research & Development			
B1c Light Industry			
B2 General Industrial	475	252	223

B8 Storage & Distribution	607	607	
C1 Hotels	2131	2131	
D1 Non- Residential Institutions	963	963	
D2 Assembly & Leisure	2543	2468	75
Sui-Generis / Other			
Total	20,582	19,585	997

Figure 6: Net amount of employment floor space change by type 2015/16

Rural Development

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

4.14 Figure 6 shows in 2015/16 that there has been in total 997sqm of floor space developed for employment uses outside of locations in the settlement hierarchy including all the countryside and smaller settlements. This includes the extension of the PI Arm offices at Aske, Richmond; an industrial unit at Dalton on Tees and the extension of Jervaulx Abbey Tearooms.

Number of completed conversions of traditional rural buildings

4.15 A net total of 14 dwellings were created through the conversion of former traditional rural agricultural buildings in to housing in 2014/15.

4.16 Also, a net total of 5 holiday lets were created through the conversion of former traditional rural agricultural buildings in 2015/16.

New tourism related permissions (CP10)

4.17 There were 5 tourism related full planning permissions granted in 2015/16 which included the provision of 2 small crazy golf courses at Richmond Swimming Pool; retrospective permission for the siting of 6 chalets at Akebar Caravan Park, Patrick Brompton; and; conversion of farm buildings to 3 holiday cottages near Gilling West.

Town Centres

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

4.18 Figure 7 shows the changes that have occurred in the amount of retail, office and leisure floorspace in the three defined town centres in the plan area and elsewhere in 2015/16. This demonstrates that the most significant change is in Catterick Garrison town centre following the completion of the Princes Gate

development containing numerous retail units, restaurants, 7 screen cinema and hotel along with the B & M Store on Gough Road.

Type by Use Class	Net Amount of Floor Space (Sqm) Change by Town Centre				
	Richmond Town Centre (CP9)	Catterick Garrison (CP9)	Leyburn (CP9)	Elsewhere (CP9)	Total
A1: Shops	-	10,252	110	148	10,510
A2: Financial & Professional Services	-	143	-	-	143
A3: Restaurants & Cafes A4: Drinking Establishments A5: Hot Food Take-away	-	3437	-	115	3552
C1 Hotels	-	2131	-	-	2131
D1 Non-Residential Institutions	68	-	-	895	963
D2 Assembly & Leisure	-	1680	-	863	2543
Sui-Generis	-	-	-	-	-

Figure 7: Net Amount of Floor Space (Sqm) Change by Town Centre 2015/16

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

The retail surveys and health checks along with the business survey referred to have been completed outside of the 2015/16 monitoring year in 2016/17.

Richmond

- 4.19 In Richmond town centre as illustrated in appendix 1 the proportions of A1 retail units in the defined primary frontages has remained the same since the last survey was completed. The number of vacant units in Richmond Town Centre has remained at 3 units, although only 1 of these is the same unit. The 3 units which suffered extensive fire damage on the corner of Finkle Street / Rosemary Lane remain closed and under repair although this is nearing completion in some units.
- 4.20 A health check has also been completed for Richmond town centre to assess its current vitality and viability. The health check can be found at appendix 1.

Leyburn

- 4.21 In Leyburn town centre as illustrated in appendix 3 the proportion of A1 retail units in the defined primary frontages has remained the same since the last survey was completed. The number of vacant units in the town centre has reduced to 1 as the other previously identified vacant unit is now back in use.
- 4.22 A health check has also been completed for Leyburn town centre to assess its current vitality and viability. The health check can be found at appendix 3.

Catterick Garrison

- 4.23 In Catterick Garrison town centre as illustrated in appendix 2 the proportion of A1 retail units in the defined primary frontages including Princes Gate has remained the same since the last survey was completed. The Princes Gate development has been completed in this monitoring year and all units are occupied with the exception of 3. There are 6 vacant units in the town centre which includes 2 of the restaurants (A3/A5) units within the Cinema building at Princes Gate which are yet to be occupied and also an A2 unit at Princes Gate which had been expected to be occupied by Coral Bookmakers.
- 4.24 A health check has also been completed for Catterick Garrison town centre to assess its current vitality and viability. The health check can be found at appendix 2.

Environment

Installed Large Scale Renewable Energy (CP2)

- 4.25 Planning permission has been granted in this monitoring year for a 10 Mega Watt Solar Farm at East Appleton and 55 Kilo Watt Hydro Electric scheme near East Witton. Planning permission was also granted for a number of small scale solar array developments totalling 81 Kilo Watts. A 796 Kilo Watt Biomass facility at Forcett also received retrospective planning permission.

Installed CHP & District Heating (CP2)

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

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

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

“The development hereby permitted shall deliver carbon savings by exceeding the minimum standards prevailing through Part L of the Building Regulations

to the maximum level that is feasible and viable for this particular development”.

Carbon Emissions (CP2)

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

Flood Risk permissions granted contrary to EA advice (CP2)

- 4.29 In this monitoring year there were no planning permissions granted in areas at risk of flooding contrary to sustained objections from the Environment Agency. In total the Environment Agency raised initial objections to 5 planning applications which were later removed following the provision of further information or alteration of design.

Flood Risk mitigation (CP2)

- 4.30 Planning permission was granted in 2015/16 for the construction of a flood storage reservoir on Brough Beck, Catterick Village which will provide a 1 in 100-year level of flood protection from Brough Beck to approximately 130 properties in Catterick Village, the new A1(M) and local access roads in the area. In recent years, these areas have suffered from severe flooding from the beck.

Incorporation of Sustainable Drainage Systems (SuDs) (CP2)

- 4.31 In accordance with Core Policy CP2 the Council has in this monitoring year sought to maximise the incorporation of sustainable drainage systems in to new housing developments and they have been incorporated in to developments permitted where practical and do not cause an unacceptable pollution risk. The implementation of this policy also enables the Council to support the achievement of one of the key actions identified for local planning authorities to support in the Humber River Basin Management Plan.

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

- 4.32 Due to issues with access to and upgrading of the National Biodiversity Action Reporting System (BARS) the Council has in this monitoring year been unable to monitor any changes in priority habitats, species and areas designated for their environment value or geology.

Heritage

Number of buildings at Risk

4.33 In 2015/16 there were a total of 7 buildings or structures identified as at risk in the plan area which are explained further in Appendix 4. This remains the same as the last monitoring year and includes all of the same buildings or structures.

Production of Conservation Area Appraisals

4.34 In 2015/16 3 new Conservation Area Appraisals and Management Plans were adopted by the Council. These were for the Quarry Hills, Leyburn Conservation Area (adopted 28th April 2015); Scorton Conservation Area (adopted 28th April 2015); and; Ravensworth Conservation Area (2nd September 2015). As part of the adoption of the Conservation Area Appraisals and Management Plans the Conservation Area boundaries for Quarry Hills, Leyburn and Scorton were amended.

Community & Recreation Assets

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

4.35 A full update of the Settlement Facilities Study (2011) will be completed in the next year to provide a comprehensive and up to date understanding regarding the change in availability of community facilities in each settlement within the plan area.

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

4.36 In 2015/16 there was 1 application granted planning permission for the change of use of a community facility. This was the change of use of the Post Office / Village Shop in Gilling West to a dwelling.

Recreational facilities provided in new developments

4.37 The only residential development with housing completions in 2015/16 where an on-site provision of open space and/or recreational facilities has been provided is the Woodside Chase development at Catterick Rd, Colburn where two local play areas have been installed at Maple Avenue & Tulip Avenue within the completed parts of the development. An off-site open space financial contribution of £23,500 was also received from the Maythorne Farm development in this monitoring period which will be used towards the provision and upgrade of open space, sport and recreation facilities within Leyburn.

5.0 Infrastructure

Transport & Accessibility – A1 Upgrade

5.1 During this monitoring period work continued on the upgrade of the A1 to full motorway standard from Leeming Bar to Barton and works are still expected to be completed by mid-2017. The new Catterick Central junction, which will substantially improve access to the plan area and to Catterick Garrison in particular, is now in place and operating with diversions whilst the upgrade work continues.

A6136 Improvements

5.2 A successful funding bid was made to the Local Enterprise Partnership for a scheme to provide a package of road junction improvements along the A6136 Catterick Road in Catterick Garrison area. This scheme is necessary to facilitate the housing and employment growth identified within the Local Plan Core Strategy. The District Council in partnership with North Yorkshire County Council, the local highways authority has worked up a scheme of highways works which are made up of:

- a major upgrade of the signalised junction at White Shops;
- a change in priority at Catterick Bridge junction;
- a signal upgrade at Scorton Crossroads;

5.3 The works for the two schemes at Catterick Bridge and Scorton Crossroads have been carried out and will be implemented when the A1 upgrade is completed in mid-2017. Works at the White Shops junction have been delayed due to the uncovering of unanticipated utilities which require re-location.

Community Infrastructure Levy

5.4 The Community Infrastructure Levy (CIL) was introduced by Government in 2010. CIL is a levy that local planning authorities can charge on new developments in their area. The money can be used to support development by contributing to infrastructure that has been identified through the Local Plan – for example, new or safer road schemes, school places, park improvements or a new health centre. The government has made some revisions to the CIL regulations including extending the deadline for pooling section 106 contributions from the 1st April 2014 to the 1 April 2015. This however means that from the 1st April 2015 regulations now place a limit on the ability of LPAs to pool more than five S106 contributions towards a single item or infrastructure ‘pot’. This limitation is back dated to include any S106 agreements entered in to since 6th April 2010. This limitation does however exclude affordable housing and contributions that are directly required to make the development acceptable in planning terms.

5.5 Work is underway on CIL and the Preliminary Draft Charging Schedule was published for consultation from 24 October to 2 December 2016. 15 representations were received which are now being considered prior to the Draft Charging Schedule consultation. The timetable for this work is outlined in figure 9 below:

Document	Stages	Dates
CIL Charging Schedule	Preliminary Draft Charging Schedule (PDCS) Consultation	24 October to 2 December 2016
	Draft Charging Schedule (DCS) Consultation and Submission	March/April 2017
	Examination in Public	Autumn 2017
	Adoption	Spring 2018

Figure 8: CIL Charging Schedule Timetable

6.0 Duty to Cooperate

6.1 The 'Duty to Cooperate' was introduced by the Localism Act (2011) and is a legal requirement of the plan preparation process. In essence the duty to cooperate requires local planning authorities and other bodies to cooperate with each other to address relevant 'local strategic issues'. The Local Strategic Issues and the Duty to Cooperate (SD006) background paper sets out the relationships between all relevant bodies concerned with local strategic issues and how these have been maintained through the production of the Local Plan Core Strategy. It also assesses these local strategic issues and their significance in relation to the Duty to Cooperate. As a rural area the number of strategic cross-boundary issues that Richmondshire shares with neighbouring authorities and other public bodies is limited. The main local strategic cross boundary issues for the area covered by the Richmondshire Local Plan Core Strategy are:

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

6.2 These issues, along with confirming the strategic approach proposed in the LPCS remains compatible with their own approach, have been the subject of ongoing work between the Council and relevant bodies including neighbouring local planning authorities throughout the production of the Local Plan Core Strategy. This has confirmed that these issues have not presented the major difficulties that gave birth to the Duty to Cooperate and do not require additional joint arrangements to resolve them beyond those that already exist and have shaped the Core Strategy and its Infrastructure Delivery Plan. The Council has also actively consulted neighbouring local planning authorities and other relevant public bodies throughout the preparation of the plan to confirm that the strategic approach proposed in the Local Plan Core Strategy remains compatible with their own approach.

- 6.3 In addition to working and co-operating with neighbouring authorities to address relevant 'local strategic issues' through the production of the Council's own Local Plan documents it is also required to work with them on production of their own Local Plan documents. In this regard the Council in its role as a neighbouring planning authority and housing and economic authority for the part of the Yorkshire Dales National Park (YDNP) in the District has been working with the YDNPA in the production of its Local Plan. This has resulted in the Council submitting representations and attending the examination hearings on the Local Plan.

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Appendix 1: Richmond Town Centre Health Check & Survey

Diversity of uses

Richmond Town Centre contains 157 street level retail and service units and is one of the principal towns in the District which plays an important role in the provision of retail, commercial and tourism uses. The primary shopping frontages containing the highest proportions of retail uses within the town centre are focused around the Market Place, Finkle Street and the eastern part of King Street. Trinity Church Square, Frenchgate, the southern part of the Market Place and the western part of King Street are secondary shopping frontages with a mix of shops and higher proportion of service uses such as financial and professional services, pubs and cafes / restaurants.

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

Retail Uses

The town centre contains a total of 89 retail uses, equating to 57% of the total number of units in Richmond Town Centre.

Convenience Uses

Richmond Town Centre contains 22 convenience retail units, equating to 14% of the total number of units which is above the national average of 8.8%. The main convenience provision within the town centre comprises of a Co-op store, Ken Warne and Heron Foods store. The centre also includes a Bargain Booze, Greggs, Thomas the Bakers and Taylors Pie Shop along with a number of independent retailers such as 2 butchers, a health food shop, grocers and sandwich shops.

There is no large supermarket within the town centre and the edge of centre Co-op supermarket has recently closed and is expected to re-open as Lidl later in 2017. This will assist in increasing the diversity of the supermarket convenience retail offer.

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

Comparison Uses

Richmond Town Centre contains 56 comparison retail units, equating to 36% of the total number of units, which is below the national average of 40.8%. Reflective of Richmond's role as an historic rural market town most of this provision remains small independent retailers with limited representation of national or regional non-food multiple retailers which includes WH Smiths, Boots, Mountain Warehouse, Yorkshire Trading Company, Calverts Carpets. None of the major fashion retailers are located in Richmond and there is limited range of retailers of all types of comparison goods. There are 8 charity shops, equating to 5% of the total number of units in the town centre.

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

Service Uses

Service uses make up 39% of the total number of retail and service units in the town centre, which is above the national average of 36.6% and reflective of Richmond's market town role providing services to a wider rural hinterland. Financial and professional services such as estate agents, solicitors and banks make up 11% of the total number of units with a number of the national high street banks such as Barclays, Natwest, HSBC, TSB and Yorkshire Bank represented. Reflecting Richmond's tourist's role there are also a number of restaurants, cafes and pubs, equating to 15% of the total number of town centre units. There are also 13 independent hair and beauty salons, equating to 8% of the total units in the town centre. There are 7 hot food takeaways, equating to 4% of the total number of units. Some of the takeaways are clustered together in the market place, however this is not considered to particular impact upon the overall vitality of the town centre on evenings as does happen in other locations.

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

Community / Tourism Facilities

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

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

Retailer representation and intentions to change representation

National multiple retailers and service providers occupy around 20% of the total number of retail and service units within the town centre which is below the national average of 29.2%. There is a particularly low representation of national multiple comparison retailers which is to be expected reflecting Richmond Town Centres location in the retail hierarchy and role as a historic rural market town. This is however offset by the range of independent offer along with the complimentary relationship that now exists between Richmond and the neighbouring Catterick Garrison where a modern town centre with larger format units accommodating national multiple retailers has been developed.

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

Proportion of vacant street level property

There are 3 vacant units within Richmond Town Centre, amounting to a vacancy rate of 1.9%, which is significantly below the UK average of 9.8%. The limited number of national multiple retailers and particularly those for comparison uses has meant that Richmond Town Centre has not witnessed the increase in the number of vacant units during the economic recession as other centres nationally have.

All of the vacant units are located in the primary frontages on Market Place and Finkle Street. Only the unit in the Market Place has been vacant for over a year. However, none of the vacant units are any of the larger prominent units in the town centre. Taking this in to account, it is not considered that the vacant properties currently impact upon the overall vitality and viability of the town centre.

Commercial yields and rents on non-domestic property

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

Customers' views and behaviour

It has not been possible to complete a survey with shoppers in this monitoring year.

Pedestrian flows

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

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

Accessibility

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

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

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

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

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

Perception of safety and occurrence of crime

Crime in Richmondshire is low when compared nationally and regionally. Reflecting this Richmond town centre generally feels safe with a pleasant character with few obvious signs of crime or anti-social behaviour when monitoring visits have been carried out. The centrally controlled CCTV cameras were removed from Richmond in 2014. However, a review of the need, feasibility and costs of CCTV remains ongoing by a task group of the Councils Overview and Scrutiny 2 Committee.

State of town centre environmental quality

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

Overall Vitality & Viability of Richmond Town Centre

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

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

Richmond Town Centre Survey January 2017

Street	Name	Primary Frontage	Secondary Frontage	Upper Floors	Other
Queens Road (E)	Methodist Church		D1		
Queens Road (E)	Amontola Indian			A3/A5	
Queens Road (E)	Alessandro's		A3		
Queens Road (E)	Bread Bowl Café		A3		
Queens Road (E)	Roof Tops Montessori Nursery School		D1		
Queens Road (E)	Ralph Fitz Randal - Weatherspoons		A4		
Queens Road (E)	Calvert's Carpets		A1		
Queens Road (E)	Greys Interiors		A1		
Queens Road (E)	Apartments				
Queens Road (W)	Co-operative (Closed to be replaced with Lidl)				A1
Queens Road (W)	Dorothy Perkins (Closed to be replaced with Lidl)				A1
Queens Road (W)	Hospital				D1
Queens Road (W)	Friary Gardens				
Queens Road (W)	Vacant (Jacolou Junction)				A1/A3
King Street (E)	Langhorne Pharmacy	A1			
King Street (E)	SIP Coffee	A3			
King Street (E)	Evolution Hairdressers	A1			
King Street (E)	King Street Kitchen & Gift	A1			

King Street (E)	Wilkinson Opticians	A1			
King Street (E)	William Hill	A2			
King Street (E)	Pawlicki Jewellery	A1			
King Street (E)	Specsavers	A1			
King Street (W)	Irving's Estate Agency		A2		
King Street (W)	Gale & Phillipson Financial Planning		A2		
King Street (W)	Taste of Thailand			A3	
King Street (W)	Addison's Chartered Surveyors		A2		
King Street (W)	BE Thompson Insurance Brokers			A2	
King Street (W)	Lightfoot Jewellery		A1		
King Street (W)	Marcus Alderson Estate Agents		A2		
King Street (W)	Bridgfords Estate Agents		A2		
King Street (W)	Taylors Pie Shop & Butchers		A1		
Market Place (N)	Yorkshire Bank	A2			
Market Place (N)	Bargain Booze	A1			
Market Place (N)	Castle Tavern PH	A4			
Market Place (N)	Gilsans Sports	A1			
Market Place (N)	Co-operative	A1			
Market Place (N)	Scope Charity Shop	A1			
Market Place (N)	Shaws Amusements	Sui generis			
Market Place (N)	W H Smiths	A1			
Market Place (N)	King's Head Hotel	C1			
Market Place (N)	Mountain Warehouse	A1			
Market Place (N)	Yorkshire Building Society	A2			
Market Place (N)	Greggs Bakers	A1			

Market Place (N)	Boots the Chemists	A1			
Market Place (N)	Vacant (Former One Stop)	A1			
Market Place (N)	Food Weighhouse	A1			
Market Place (W)	Nat West Bank	A2			
Market Place (W)	Vacant (Offices 117sq m)			B1	
Market Place (W)	Ken Warner Grocer	A1			
Market Place (W)	Place Architecture			B1	
Market Place (W)	HSBC Bank	A2			
Market Place (W)	Edinburgh Woollen Mill Shop & Oak Coffee House	A1/A3			
Market Place (W)	Co-op Travel	A1			
Market Place (W)	Nick Carvers Estate Agents	A2			
Market Place (W)	Thomas the Baker	A1			
Market Place (W)	Charltons Estate Agents			A2	
Market Place (W)	Yorkshire Trading Company	A1			
Market Place (W)	Costa Coffee	A3			
Market Place (W)	Goodwins	A1			
Market Place (W)	Shanghai City Chinese Takeaway	A5			
Market Place (W)	Hairdressers	A1			
Market Place (W)	Talbot Hotel PH	A4			
Market Place (W)	Neaps & Tatties	A1			
Market Place (W)	Esquire Mens Barbers	A1			
Market Place (S)	Barclays Bank		A2		
Market Place (S)	Pizza Pronto		A5		
Market Place (S)	Castle Fisheries		A5		
Market Place (S)	Age UK		A1		

Market Place (S)	YMCA Shop		A1		
Market Place (S)	Richmond Childrens Centre (YMCA)		D1		
Market Place (S)	Market Hall & Café		D1		
Market Place (S)	Town Hall Hotel (PH)		A4		
Market Place (S)	Town Hall		D1		
Market Place (S)	Golden Lion (PH)		A4		
Market Place (S)	Dental Surgery		D1		
Market Place (S)	Bishop Blaize (PH)		A4		
Market Place (S)	Cross View Restaurant/Tea Room		A3		
Market Place (S)	Dots Place - Gifts		A1		
Market Place (S)	Dots Place - Gifts		A1		
Market Place (E)	York House Emporium	A1			
Market Place (E)	Herron Foods	A1			
Market Place (E)	Something Special Tearoom	A1			
Market Place (E)	Jefferson's Grocers	A1			
Market Place (E)	Hair Boutique	A1			
Market Place Central	Barkers Fish and Chips	A5/A3			
Market Place Central	Finishing Touches (dolls house furniture)	A1			
Market Place Central	Richmond Books	A1			
Market Place Central	Jacoubs Takeaway	A5			
Market Place Central	Sam's Hairdressers (Barbers)	A1			

Market Place Central	Mocha	A1			
Market Place Central	Sewing Room	A1			
Market Place Central	La Tieta			A3	
Market Place Central	Johnsons Dry Cleaners	A1			
Market Place Central	Scone Bar	A3			
Market Place Central	Penleys Bistro	A3			
Market Place Central	Green Howards Museum	D1			
Market Place Central	Church	D1			
Millgate	Burgage House - Hunton and Garget Solicitors				A2
Millgate	Burgage House - Hunton and Garget Solicitors			A2	
Millgate	Millgate House - Hotel/gardens				C1
Millgate	Caroline Hudson Ceramics and Paintings				A1
Castle Hill (E)	Cutting Edge		A1		
Castle Hill (E)	Tandoori Night		A3		
Castle Hill (E)	Castle Hill Bookshop		A1		
Castle Hill (E)	Ottoman Turkish Barber		A1		
Castle Hill (E)	Richmond Vape Station		A1		
Castle Hill (E)	New Treasure Garden		A3/A5		

Castle Hill (E)	The Castle House B&B		C1		
Castle Hill (E)	Wardhorne Lettings		A2		
Castle Hill (E)	Caroline Hudson Gallery		A1		
Castle Hill (W)	Yo Lo Inc		A1		
Castle Hill (W)	Capeli Hair Dressing				A1
Castle Hill (N)	Fleurish Florists		A1		
Newbiggin St (S)	Citizens Advice (CAB)				D1
Newbiggin St (N)	Unicorn (PH)		A2		
Newbiggin St (N)	Richmond Fisheries		A5		
Newbiggin St (N)	House		C3		
Newbiggin St (N)	K2 Body Art		A1		
Newbiggin St (N)	Me & Mi (Gifts/Homeware)		A1		
Newbiggin St (N)	William Hill		A2		
Newbiggin St (N)	House		C3		
Newbiggin St (N)	Conservative Club		A4		
Newbiggin St (N)	Comrades Club		A4		
Finkle Street (N)	Lemon	A1			
Finkle Street (N)	Help the Aged Charity Shop	A1			
Finkle Street (N)	OHM Health & Wellbeing			A2	
Finkle Street (N)	Madame Butterfly Lingerie	A1			
Finkle Street (N)	Rustique Restaurant	A3			

Finkle Street (N)	AMS Beauty	A1			
Finkle Street (N)	The Post Office	A1			
Finkle Street (N)	Yeoman's Outdoors	A1			
Finkle Street (N)	L G Hair	A1			
Finkle Street (N)	Black Lion Hotel PH	A4			
Finkle Street (N)	Flower Studio	A1			
Finkle Street (N)	Oxfam Charity Shop	A1			
Finkle Street (N)	Tasty Macs Sandwich Shop (Closed due to fire damage in process of re-opening)	A1			
Finkle Street (N)	Urban Spa Retreat (Closed due to fire damage)	A1			
Newbiggin E	Cooper Leatherbarrow Opticians				A1
Finkle Street (S)	Vacant (Thorntons)	A1			
Finkle Street (S)	Sue Ryder Care Charity Shop	A1			
Finkle Street (S)	Angus Morton's Butcher	A1			
Finkle Street (S)	Duncan's Tearoom			A3	
Finkle Street (S)	Meynell Pet & Garden Supplies	A1			
Finkle Street (S)	Showcase Gallery	A1			
Finkle Street (S)	Wives Kitchen Health Food shop	A1			
Finkle Street (S)	Acupuncture & Holistic Health			A1	
Finkle Street (S)	Hindsight Accountants LLP			A2	
Finkle Street (S)	Love & Light (Vacant)	A1			
Finkle Street (S)	Wilfred Deli & Pantry	A1			
Finkle Street (S)	Mackenzie Thorpe Arthaus	A1			
Finkle Street (S)	Chalk Paints Workshops	A1			
Finkle Street (S)	Benson Wood Chambers & Accountants			A2	

Rosemary Lane (W)	Unicorn (PH)		A4		
Rosemary Lane (W)	Knit Owl		A1		
Rosemary Lane (W)	Gem		A1		
Rosemary Lane (W)	Wells Chiropractic		A1		
Rosemary Lane (W)	Larches Chainstore Outlet		A1		
Rosemary Lane (W)	Dentist		D1		
Rosemary Lane (W)	Barratts Café & Bistro		A3		
Rosemary Lane (W)	Newton's Solicitors		A2		
Rosemary Lane (E)	Pizza Figaro		A5		
Rosemary Lane (E)	Identity Hairdressers		A1		
Rosemary Lane (E)	The Cavern		A4		
Rosemary Lane (E)	Stuart Hamilton - Butcher		A1		
Rosemary Lane (E)	British Red Cross		A1		
Victoria Road (S)	Nisa Local & Filling Station				A1/Sui Generis
Victoria Road (S)	House				C3
Victoria Road (S)	Electricity Sub Station				
Victoria Road (S)	House				C3
Victoria Road (S)	St Teresa's Hospice Home Shop				A1
Victoria Road (S)	Black Lion Hotel Buildings				A4/A5
Victoria Road (S)	The Fleece Hotel (Under conversion to boutique hotel)				A4
Victoria Road (S)	The Georgian Theatre				Sui Generis
Victoria Road (S)	The Turf Hotel				A4

Frenchgate (W)	Frenchgate Café & Bistro		A3		
Frenchgate (W)	House		C3		
Frenchgate (W)	Foot Clinics		A1		
Frenchgate (W)	House		C3		
Frenchgate (W)	Ryders Care		C2		
Frenchgate (W)	Edwina's Cakes		A1/A3		
Frenchgate (W)	Doodlebugs		A1		
Frenchgate (W)	Richmond Shoe Repairs		A1		
Frenchgate (W)	Altered Image		A1		
Frenchgate (W)	Barber Shop		A1		
Frenchgate (W)	Pickards Memorials		A1		
Frenchgate (W)	P & B Cakes (Opening Soon)		A1		
Frenchgate (W)	Frenchgate Fudge Shop		A1		
Frenchgate (E)	Flats		C3		
Frenchgate (E)	YFC Chiropodists, podiatry and reflexology		A1		
Frenchgate (E)	Residential		C3		
Frenchgate (E)	Residential		C3		
Frenchgate (E)	Garrison letting Agency		A2		
Frenchgate (E)	TSB Bank		A2		

Proportion of uses within Richmond Shopping Frontages

Frontage Richmond	Frontage Type	Use Class Type												
		Total	A1 (%)	A1	A2	A3	A4	A5	D1	Sui Generis	C1	C2	C3	B1
Queens Road (E)	Secondary	7	29	2		2	1		2					
King Street (E)	Primary	8	75	6	1	1								
King Street (W)	Secondary	7	29	2	5									
Market Place (N)	Primary	15	67	10	2		1			1	1			
Market Place (W)	Primary	14	64	9	2	1	1	1						
Market Place (S)	Secondary	15	27	4	1	1	3	2	4					
Market Place (E)	Primary	5	100	5										
Market Place Central	Secondary	12	50	6		2		2	2					
Castle Hill E	Secondary	9	56	5	1	2					1			
Newbiggin St (N)	Secondary	9	22	2	2		2	1					2	
Finkle Street (N)	Primary	13	85	11		1	1							

Appendix 2: Catterick Garrison Town Centre Health Check & Surveys

Diversity of uses

Catterick Garrison Town Centre contains 74 ground floor retail and service units and is a principal town with a town centre that is emerging through significant expansion which plays an important role in the provision of retail and leisure facilities for the District. The primary shopping frontages containing the highest proportions of retail uses within the town centre are mainly located at Richmondshire Walk and within the new Princes Gate development. Two of the other adjoining frontages at Princes Gate, Richmond Road (E) and Shute Road (E) are secondary shopping frontages with a mix of shops and higher proportion of service uses such as financial and professional services, pubs and cafes / restaurants.

Retail Uses

Catterick Garrison town centre contains a total of 39 retail uses, equating to 53% of the total number of units in the Town Centre.

Convenience Uses

Catterick Garrison Town Centre contains 8 convenience retail units, equating to 10.8% of the total number of units which is slightly above the national average of 8.8%. The main convenience provision within the town centre comprises of a large Tesco supermarket, an Aldi supermarket and an Iceland store. The centre also includes a Greggs the Bakers, a Holland and Barratt Store along with The Fat Butcher and an independent off licence and protein bar.

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

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

Comparison Uses

Catterick Garrison Town Centre contains 24 comparison retail units, equating to 32% of the total number of units, which is below the national average of 40.8%. Reflective of Catterick Garrisons emerging role as modern format town centre a number of national or regional non-food multiple retailers are now represented following the new Princes Gate development. This includes the major fashion retailer Next along with Sports Direct, Boots, Cotswold, Brantano, Peacocks and Pets at Home. There are also a number of discount retailers including B & M Home, Poundland, Poundstretcher, TOFs Factory Shop and Yorkshire Trading. There is a small varied range of independent retailers of different types of comparison goods on Richmond Road and Shute Road including cycles, furniture and DIY equipment. There is currently only 1 charity shop in the town centre.

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

Service Uses

Service uses continue to make up 41% of the total number of retail and service units in the town centre, which is above the national average of 36.6% and reflective of Catterick Garrison's role as a principal town providing retail, leisure and services to the District. Complementing the leisure facilities in the District there are also a number of restaurants, pubs and cafes, equating to 16% of the total number of town centre units. This includes a number of national chains such as Brewers Fayre, Hungry Horse, Costa, Prezzo, Dominos, Subway, McDonalds and KFC. Financial and professional services such as estate agents, solicitors and banks make up 9.5% of the total number of units with only 1 national high street bank Lloyds represented. There are also 7 independent hair and beauty salons, equating to 9.5% of the total units in the town centre. There are 3 hot food takeaways, equating to 4% of the total number of units. A number of the restaurants also provide takeaway food. The takeaways/restaurants are clustered together and do to a degree impact upon the overall vitality of the town centre on evenings but this is not considered to be significant.

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

Community / Tourism Facilities

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

Retailer representation and intentions to change representation

National multiple retailers and service providers occupy around 45% of the total number of retail and service units within the town centre which is significantly above the national average of 29.2% reflecting its role as the modern format town centre in the District.

The retailer representation in Catterick Garrison Town Centre is likely to remain fairly stable in the short term once all the units in the recently completed Princes Gate development have been occupied. There is a likelihood of further expansion of the town centre in the future providing the Princes Gate development proves to be successful.

Proportion of vacant street level property

There are 6 vacant units within Catterick Garrison Town Centre, amounting to a vacancy rate of 8.1%, which is below the UK average of 9.8%. This reflects the attractiveness of the growing Catterick Garrison Town Centre to particularly national multiple retailers.

None of the vacant units are located in the primary frontages and the remainder are located within the secondary frontages. 3 of the vacant units are the remaining units located in the Princes Gate development which are yet to be occupied. Taking this in to account, it is not considered that the vacant properties currently impact significantly upon the overall vitality and viability of the town centre.

Commercial yields and rents on non-domestic property

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

Customers' views and behaviour

It has not been possible to complete a survey with shoppers in this monitoring year.

Pedestrian flows

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

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

Accessibility

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

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

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

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

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

Perception of safety and occurrence of crime

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

State of town centre environmental quality

Catterick Garrison Town Centre is modern. The townscape quality of the centre is lacking character and distinctiveness, however a number of the buildings are new and the shop fronts are well maintained. The public realm is generally well maintained and of high quality with limited amounts of litter visible. The main roads passing through the separate parts of the town centre along with the proximity of the car parking areas does create some noise and pollution which impacts upon the environmental quality of the town centre.

Overall Vitality & Viability of Catterick Garrison Town Centre

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

Catterick Garrison Town Centre Health Check Appraisal		
Indicator	Factor	Score
Diversity of Uses	Convenience Uses	4
	Comparison Uses	4
	Service Uses	3
	Community/Tourism Uses	4
Retailer representation and intentions to change representation	Number of multiple retailers	4
	Independent/specialist offer	3
	Intention to change representation	4
Proportion of vacant street level property	Proportion of vacant properties	3
Commercial Yields on non-domestic property	Commercial Yields	N/A
Commercial Rents	Commercial Rents	N/A
Customers views and behaviours	Quality of Town Centre	N/A
	Balance of retail and services	N/A
	Need for Improvements	N/A
Pedestrian Flows	Footfall	4
Accessibility	Car Parking	4
	Public Transport	3
	Pedestrians	3
Perception of safety and occurrence of crime	Safety & Security	4
State of town centre environmental quality	Physical appearance of properties	3
	Public Realm	3
	Environmental Quality (litter, noise, pollution)	3
	Overall Vitality & Viability Index	3.5
1 = Very Poor; 2 = Poor; 3 = Fair; 4 = Good; 5 = Very Good		

Catterick Garrison Town Centre Survey January 2016

Street	Name	Primary Frontage (>= 75% A1)	Secondary Frontage (<75% A1)	Upper Floors	Other
Richmondshire Walk	PoundStretcher Extra	A1			
Richmondshire Walk	Peacocks	A1			
Richmondshire Walk	Card Factory	A1			
Richmondshire Walk	Drop Zone Supplies Ltd	A1			
Richmondshire Walk	William Hill	A2			
Richmondshire Walk	Thomas Cook	A1			
Richmondshire Walk	Greggs Bakery	A5/A1			
Richmondshire Walk	The Fat Butcher	A1			
Richmondshire Walk	Tesco	A1			
Gough Road (S)	MacDonald's				A3/A5
Gough Road (S)	Tesco Petrol Station				Sui-Generis
Gough Road (S)	B & M Home Bargains				A1
Gough Road (N)	Leisure Centre				D2
Gough Road (N)	Library				D1
Princes Gate	Cinema	D2			
Princes Gate	Yet to be occupied	A3/A5			
Princes Gate	Yet to be occupied	A3/A5			

Princes Gate	Prezzo	A3/A5			
Princes Gate	Yorkshire Trading Co	A1			
Princes Gate	Cotswold	A1			
Princes Gate	Pets at Home	A1			
Princes Gate	Poundland	A1			
Princes Gate	Iceland	A1			
Princes Gate	Next	A1			
Princes Gate	Boots	A1			
Princes Gate	Brantano	A1			
Princes Gate	Sports Direct	A1			
Princes Gate	TOFs Factory Shop	A1			
Princes Gate	KFC	A3/A5			
Princes Gate	Dominos	A3/A5			
Princes Gate	Holland & Barratt	A1			
Princes Gate	Costa	A3/A5			
Princes Gate	Subway	A3/A5			

Princes Gate	Barnardo's	A1			
Princes Gate	Vacant (To let)	A2			
Princes Gate	Foxglove Hungry Horse	A4			
Princes Gate	Premier Inn	C1			
Princes Gate	Brewers Fayre	A4			
Richmond Road (N)	Police Station				D1
Richmond Road (N)	Eyebrow Bar		A1		
Richmond Road (N)	Hair Salon		A1		
Richmond Road (N)	Barbers Shop		A1		
Richmond Road (N)	Vacant (HM Supplies Limited)		A1		
Richmond Road (N)	Paint and DIY supplies		A1		
Richmond Road (N)	Delish		A5		
Richmond Road (N)	Studio 19 Photography		A1		
Richmond Road (N)	Health Centre		D1		
Richmond Road (N)	Vacant (Adventure Outdoors)		A1		
Richmond Road (N)	Bank Cycles		A1		

Richmond Road (N)	Kath Bower Physiotherapist		D1		
Richmond Road (N)	Georgian Hair & Beauty		A1		
Richmond Road (N)	Lloyds TSB		A2		
Richmond Road (N)	Simply Beds		A1		
Richmond Road (N)	Scott Wright Solicitors		A2		
Richmond Road (N)	Love property (Estate Agency)		A2		
Richmond Road (N)	Clark Willis		A1		

Richmond Road (S)	North Coast 4 x 4		Sui-Generis		Sui-Generis
Richmond Road (S)	Aldi	A1			
Richmond Road (W)	CC Garage				Sui-Generis
Richmond Road (W)	24 hr Taxi				Sui-Generis
Shute Road (E)	St Johns Community Centre		D1		
Shute Road (E)	Entice Nail Studio & Tattoo & Piercing		A1		
Shute Road (E)	Vacant (Londis)		A1		
Shute Road (E)	Barbers Shop		A1		
Shute Road (E)	Bronzed Clothing		A1		
Shute Road (E)	Expressions- hair and beauty		A1		
Shute Road (E)	Koko Bar		A4		
Shute Road (E)	Booze Buster		A1		
Shute Road (E)	Vacant		A4		
Shute Road (E)	Asha Tandoori Restaurant		A3		
Shute Road (W)	Eastern District Tailors				A2
Shute Road (W)	Happy House				A5
Shute Road (W)	Protein Bar				A1
Catterick Road (N)	Defence Dental Services				D1

Proportion of uses within Catterick Garrison Primary and Secondary Frontages

Frontage Catterick Garrison	Frontage	Use Class Type											
		Total	A1 (%)	A1	A2	A3	A4	A5	D1	D2	Sui Generis	C1	B1
Princes Gate (Retail Units 1-8)	Primary	10	100	10									
Princes Gate (Cinema building Units 12-14)	Secondary	4				3				1			
Princes Gate (Southern Buildings Units 15A – 20)	Secondary	7	29	2	1	2	1	1					
Princes Gate (KFC)	Other	1				1							
Princes Gate (Hotel)	Other	2					1					1	
Richmondshire Walk	Primary	9	78	7	1			1					
Richmond Road (N)	Secondary	17	65	11	3			1	2				
Richmond Road (S)	Primary	1	100	1									
Shute Road (E)	Secondary	10	60	6		1	2		1				
Shute Road (W)	Secondary	3	33	1	1			1					

Appendix 3: Leyburn Town Centre Health Check

Diversity of uses

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

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

Retail Uses

Leyburn town centre contains a total of 40 retail uses, equating to 53% of the total number of units in the Town Centre.

Convenience Uses

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

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

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

Comparison Uses

Leyburn Town Centre contains 24 comparison retail units, equating to 32% of the total number of units, which is below the national average of 40.8%. Reflective of Leyburn's role as a rural local service centre all of this provision is small independent retailers with no representation of national or regional non-food multiple retailers. None of the major fashion retailers are located in Leyburn, however there is a varied range of independent retailers of different types of comparison goods, particularly homeware, arts, antiques and clothing. There is only 1 charity shop in the town centre.

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

Service Uses

Service uses continue to make up 52% of the total number of retail and service units in the town centre, which is significantly above the national average of 36.6% and reflective of Leyburn's local service centre role providing services to a wider rural hinterland. Financial and professional services such as estate agents, solicitors and banks make up 19% of the total number of units with a 3 national high street banks Barclays, HSBC and Yorkshire Building Society represented. Reflecting Leyburn's tourist's role there are also a number of restaurants, cafes and pubs, equating to 17% of the total number of town centre units. There are also 8 independent hair and beauty salons, equating to 11% of the total units in the town centre. There are 3 hot food takeaways, equating to 4% of the total number of units. None of the takeaways are particularly clustered together and therefore are not considered to particular impact upon the overall vitality of the town centre on evenings as does happen in other locations.

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

Community / Tourism Facilities

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

Retailer representation and intentions to change representation

National multiple retailers and service providers occupy around 8% of the total number of retail and service units within the town centre which is significantly below the national average of 29.2%. There are also no national multiple comparison retailers represented which is to be expected reflecting Leyburn's location in the retail hierarchy and role as a rural local service centre. This is however offset by the range of independent offer which is particularly diverse for a centre of Leyburn's size and role.

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

Proportion of vacant street level property

There is 1 vacant unit within Leyburn Town Centre, amounting to a vacancy rate of 1.3%, which is significantly below the UK average of 9.8%. This reflects the relatively stable nature of the Town Centre along with the limited number of national multiple retailers particularly those for comparison uses which has meant that Leyburn Town Centre has not witnessed the increase in the number of vacant units which has continued in other centres nationally since the economic recession and as a result of the changing nature of retail (e.g. internet).

The vacant unit is not located in the primary frontages and is located in the secondary frontage. Also, it is not one of the larger prominent units in the town centre. Taking this in to account, it is not considered that vacant properties currently impact upon the overall vitality and viability of the town centre.

Commercial yields and rents on non-domestic property

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

Customers' views and behaviour

It has not been possible to complete a survey with shoppers in this monitoring year.

Pedestrian flows

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

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

Accessibility

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

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

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

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

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

Perception of safety and occurrence of crime

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

State of town centre environmental quality

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

Overall Vitality & Viability of Leyburn Town Centre

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

Leyburn Town Centre Health Check Appraisal		
Indicator	Factor	Score
Diversity of Uses	Convenience Uses	4
	Comparison Uses	3
	Service Uses	4
	Community/Tourism Uses	2
Retailer representation and intentions to change representation	Number of multiple retailers	3
	Independent/specialist offer	4
	Intention to change representation	3
Proportion of vacant street level property	Proportion of vacant properties	5
Commercial Yields on non-domestic property	Commercial Yields	N/A
Commercial Rents	Commercial Rents	N/A
Customers views and behaviours	Quality of Town Centre	N/A
	Balance of retail and services	N/A
	Need for Improvements	N/A
Pedestrian Flows	Footfall	4
Accessibility	Car Parking	4
	Public Transport	2
	Pedestrians	4
Perception of safety and occurrence of crime	Safety & Security	5
State of town centre environmental quality	Physical appearance of properties	4
	Public Realm	3
	Environmental Quality (litter, noise, pollution)	3
	Overall Vitality & Viability Index	3.6
1 = Very Poor; 2 = Poor; 3 = Fair; 4 = Good; 5 = Very Good		

Leyburn Town Centre Survey 2017

Street	Name	Primary Frontage (>= 75% A1)	Secondary Frontage (<75% A1)	Upper Floors	Other
High Street E	Greyson (Hair Salon)		A1		
High Street E	RA Orkney Optometrist		A2		
High Street E	Rapali Balti House Takeaway		A5		
High Street E	Police Station		Sui generis		
High Street E	Mrs Pumphrey's Sandwich & Coffee Shop		A3		
High Street E	Leyburn Pet Shop (Wild Bird Feeding Shop)		A1		
High Street E	Sopranos Pizzeria		A5		
High Street E	Sanderson & Co (Wallpaper & Paint)		A1		
High Street E	Sanderson & Co (Funeral Directors)			A1	
High Street E	Emma Sedman Gallery (Jewellery)		A1		
High Street E	Serendipity - Furniture / Home Accessories	A1			
High Street E	Serendipity - Furniture / Home Accessories			A1	
High Street E	Serendipity - Tearooms				
Market Place (N)	Scotts Wright Solicitors		A2		
Market Place (N)	Towlers Newsagent		A1		
Market Place (N) Rear Alley	Up to Scratch Nails & Beauty				A1
Market Place (N)	The Posthorn Tea Room / Café		A3		

Market Place (N)	County Kitchens			A2	
Market Place (N)	AFR Design Architects			A2	
Market Place (N)	Andys Traditional Bakers		A1		
Market Place (N)	House & Home		A1		
Market Place (N)	The Black Swan PH		A4		
Market Place (N)	K Teas (Café)		A3		
Market Place (N)	VACANT		A1		
Market Place (N)	Norman F. Brown Estate Agent		A2		
Market Place (N)	Thomas The Baker		A1/A5		
Market Place (N)	The Golden Lion Hotel PH		A4		
Golden Lion Yard	Sam Turners Outlet (Agric Hardware)				A1
Golden Lion Yard	Hall & Birtles Solicitors				A2
Golden Lion Yard	Yorkshire Building Society				A2
Golden Lion Yard	DDR Solar & Electrical				A2
Golden Lion Yard	Lynn Ward Artist				A1
Golden Lion Yard	Cut the Mustard (Hair Salon)				A1
Market Place Centre	House & Home (Home Accessories)	A1			
Market Place Centre	St Teresa's Hospice (Charity Shop)	A1			
Market Place Centre	St Teresa's Hospice (Charity Shop)				
Railway Street (York House)	One Stop Shop (Convenience Store)	A1			
Above	Robert Blackburn & Co Accountants				
Railway Street	RF Broadley Insurance Brokers				A2
Railway Street	Methodist Chapel				D1
Market Place	Sandpiper PH				A4

Railway Street	Newton's Solicitors - Solicitor				A2
Railway Street	Skipton Building Society				A2
Railway Street (N)	Thirteen Restaurant			A3	
Railway Street (N)	J R Hopper Estate Agent			A2	
Railway Street (N)	Antiquete's Brocante			A1	
Railway Street (N)	Dragon Inn Chinese Restaurant / Takeaway			A3	
Railway Street (N)	Yorkshire Cottages (Holidays)			A2	
Railway Street (S)	AC Galleries			A1	
Railway Street (S)	House			C3	
Railway Street (S)	J Gamble TV / Electrical			A1	
Railway Street (S)	Sue's Barber Shop			A1	
Railway Street (S)	House			C3	
Railway Street (S)	Robin Jessop Estate Agent			A2	
Railway Street (S)	Clyde House			C2	
Market Place (S)	Vivo Hour (Hair Salon)		A1		
Market Place (S)	Saffron Indian Restaurant / Takeaway		A3		
Market Place (S)	Quaint & Quirky (Crafts)		A1		
Market Place (S)	Halls the Butchers		A1		
Market Place (S)	Just Hair Salon		A1		
Market Place (S)	Co-operative stores (inc. sub post office)		A1		
Market Place (S)	Spear Travels Travel Agent		A1		
Market Place (S)	Fryer Tuck		A1		
Market Place (S)	Barclays Bank		A2		
Market Place (S)	Langthorne Pharmacy		A1		

Market Place (S)	Milners of Leyburn	A1			
Market Place (S)	Home Sweet Home Gifts / Wobbly Dog Confectionary	A1			
Market Place (S)	Toes 'R' Us Chiropodist			A2	
Market Place (S)	Penley's Bistro	A3			
Market Place	John G Hills Land Agent / Chartered Surveyor		A2		
Market Place	Dales Haven Guest House / Warlands Tea Room & TiC				C1/A3/A1
Market Place	The Bolton Arms PH				A4
Commercial Square (W)	Special Wishes (Cards & Gifts)		A1		
Commercial Square (W)	Launderette / Dry Cleaners		Sui generis		
Commercial Square (W)	The Dalesman's Club		D2		
Commercial Square (W)	The Dalesman's Club				
Commercial Square (N)	Campbell & Sons Grocery Store	A1			
Commercial Square (N)	Campbell & Sons Grocery Store			A1	
Commercial Square (N)	Lamberts Florist & Gifts / Wallpapers & Paints	A1			
Commercial Square (N)	Lamberts Florist & Gifts / Wallpapers & Paints			A1	
Commercial Square (N)	Buzz Clothing	A1			

Commercial Square (N)	Scotts & JCTV	A1			
High Street (W)	Puzzle (Clothes & Bags)	A1			
High Street (W)	Victoria's Lingerie	A1			
High Street (W)	HSBC Bank		A2		
High Street (W)	Gilsan Sports		A1		
High Street (W)	Cut & Polish Hair and Beauty Salon		A1		
High Street (W)	The Walking Shop		A1		
High Street (W)	GSC Chartered Surveyors		A2		
Grove Square	Salon 7 (Unisex Hairdressers)				A1
Grove Square	Kings Head PH				A4

Appendix 4: Heritage at Risk in Richmondshire Plan Area 2015/16

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

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