

Richmondshire District Council

Local Plan

Annual Monitoring Report 2016/17



December 2017



Richmondshire District Council

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1.0 Introduction

- 1.1 This Annual Monitoring Report (AMR) covers the period 01 April 2016 to 31 March 2017.
- 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 third 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.

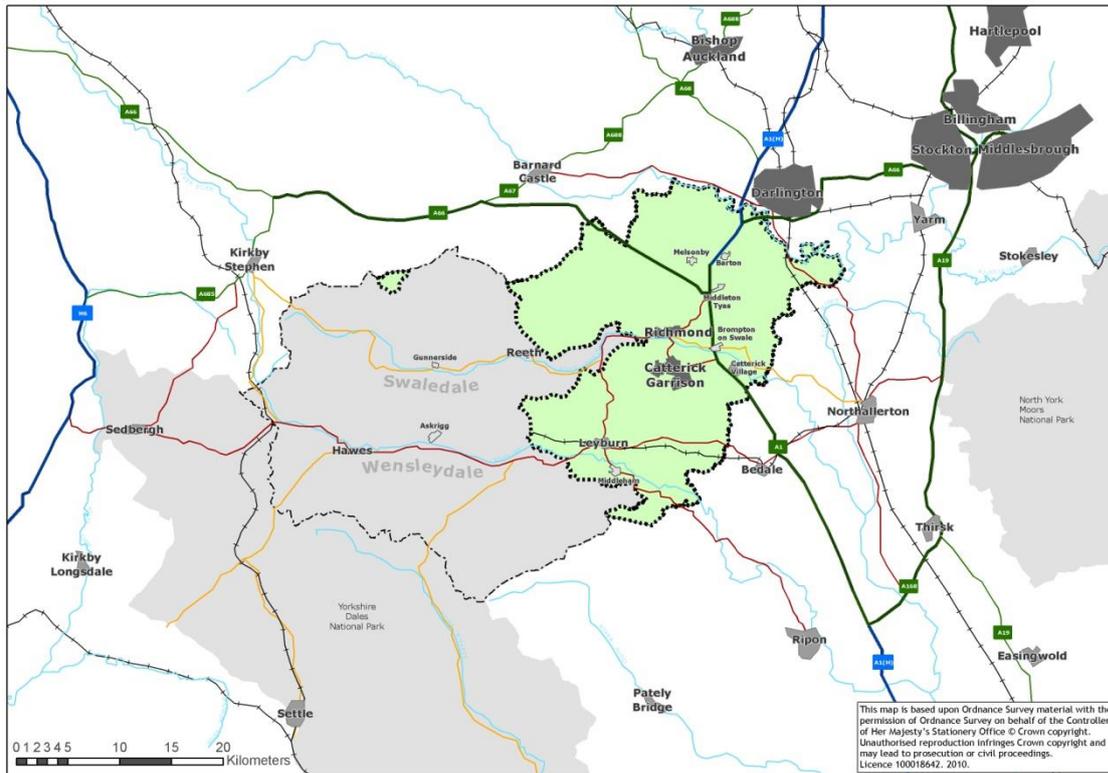


Figure 1: Area Covered by Local Planning Authority

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 2016/17

- **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-2016 as 53,700 (ONS).**
- **The Plan Area population is estimated to be 46,182.**
- **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 (2016) 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 1.3% across the total housing stock in Richmondshire (LAHS, 2016), slightly higher than the County and National average.**
- **The ratio of lower quartile house price to lower quartile earnings was 7.71 in 2016. (ONS, 2017)**
- **Richmondshire's working age population, including the military, is around 33,000, of which 76% are economically active and 75% are in employment, higher than regional and national levels (ONS, Annual Population Survey 2017).**
- **There were 17,000 employee jobs, not including the military or self-employed, in Richmondshire in 2016 (ONS business register). 59% are Full-Time and 41% are Part-Time. The proportion of part-time is higher than regional and national averages. 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 (£539.7) full time weekly earnings is higher than regional but lower than national weekly earnings. Richmondshire workplace (£485.0) full time weekly earnings is significantly lower than regional and national earnings (ONS, ASHE, 2017).**
- **Micro scale businesses (0-9 employees) account for 90% of local business units and enterprises compared with 88% across Yorkshire and Humber (IDBE, ONS 2017)**
- **In June 2017, unemployment stood at 3.5% (model based), with 0.2% claiming employment related benefits (DWP, 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 It is now 5 years since the publication date of the LPCS and a review of it is now required. In light of this the Council has decided to no longer produce a Delivering Development DPD and will be producing the Local Plan 2014-2035. This will be a single document and comprise of a review of the adopted Local Plan Core Strategy 2012-2028 and will provide site allocations, masterplanning for Catterick Garrison, land use designations, revised Development Limits for settlements identified in the settlement hierarchy and detailed development policies. It will include an updated and revised Proposals Map.
- 3.3 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 has been updated accordingly.
- 3.4 The Local Plan review has commenced in 2017/18. This has included beginning to update the Councils evidence base with an update of the Objectively Assessed Housing Need (OAN) and Strategic Housing Market Assessment (SHMA) and an Open Spaces Assessment being carried out. A number of other studies are going to be commissioned in 2017/18 including the Employment Land Review, Retail & Leisure Study, Strategic Flood Risk Assessment, Landscape Character Assessment and Strategic Transport Assessment.

4.0 Development Results

4.1 This following section outlines development progress in the Plan Area in 2016/17 against LPCS Policies indicators and targets.

Housing Delivery

Overall Number of Net Completions (Spatial Principle SP4)

- 4.2 There was a net total of 241 housing completions in the plan area during 2016/17. This included 202 new build completions of which 55 were at Woodside Chase, Catterick Rd, Colburn; 53 at Kirkwood Hall, Leyburn; 29 at Marne Grange, Colburn and 20 at Colburn Walk, Colburn. There was also a net total of 4 conversions of existing residential properties, 40 net changes of use from agricultural and other buildings regarded as previously developed including 8 apartments at the former Rodbers store, Queens Rd, Richmond. There was also -4 other gains and losses and 1 demolition.
- 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 2016/17 there were 11 net completions in the Richmondshire part of the Yorkshire Dales National Park. This included 12 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 252 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	2016/17	Total	Remaining Target
Plan Area	3060	78	98	118	147	241	682	2378
YDNP (Richmondshire Part)	-	13	5	3	7	11	39	-
Total	3060	91	103	121	154	252	721	2339

Figure 2: Net Completions (Spatial Principle SP4)

4.6 The Council has continued with its revised 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 from net completions.

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	2016/17	Total	Remaining Target
North Richmondshire	285	11	11	17	-5	13	47	238
Central Richmondshire	2410	44	73	81	105	133	436	1974
Lower Wensleydale	365	23	14	20	47	95	199	166
YDNP (Richmondshire Part)	-	13	5	3	7	11	39	-

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	2016/17	Total	Remaining Target
Catterick Garrison	1900	2	51	70	47	107	277	1623
Richmond	250	32	14	9	50	23	128	122
CR PSV	240	6	4	-3	6	2	15	225
CR Elsewhere	20	4	4	3	3	1	15	5
Leyburn	215	4	4	6	40	82	136	79
Middleham	45	2	2	0	0	1	5	40
LW SSV	45	4	5	9	4	2	24	21
LW Elsewhere	60	13	3	5	5	9	35	25
NR PSV	105	-1	0	8	1	2	10	95
NR SSV	110	-1	2	3	-16	4	-8	102
NR Elsewhere	70	13	9	8	7	8	45	25
YDNP (Richmondshire Part)	-	13	5	3	7	11	39	-
Totals	3060	91	103	121	154	252	721	2339

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

Development on Previously Developed Land (Core Policy CP3)

4.9 157 (62%) of the 252 total net completions in 2014/15 were on previously developed land. Of these 55 were located on the Woodside Chase Development on the Former CPM Pipework's site, Catterick Rd, Colburn 29 were located at Marne Grange, Colburn on the former Arras Lines site and 20 were located at Colburn Walk, Colburn on the former Inpipes site. This is around 50 more homes than the previous year but is a lower proportion of total net completions.

5 Year Housing Land Supply

4.10 An annual update of the SHLAA has been carried out and was published in November 2017. This will be available from the following link: <https://www.richmondshire.gov.uk/planning/planning-policy/strategic-housing-and-employment-land-availability-assessment-shelaa/> This includes an

updated calculation of the 5 year housing land supply which shows that a supply of 1373 homes equivalent to 5.3 years can be demonstrated. The following table summarises this:

Deliverable 5 Year Housing Land Supply	Dwellings (Net)
Deliverable Housing Sites (0-5 Years)	1373
Deliverable 5 Year Housing Land Supply Requirement	1295
Deliverable 5 Year Housing Land Supply Position	5.3

Figure 5: 5 Year Housing Land Supply Summary

Affordable Housing – Core Policy CP6

4.11 There were 88 affordable homes built in 2016/17, 53 were the extra care development at Kirkwood Hall, Leyburn; 20 on site at Woodside Chase, Colburn; and; 14 on site at Marne Grange, Colburn. 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 There has been limited employment development completed in 2016/17 with no major developments being completed. 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 2016/17. 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 3,386 square metres of employment floor space. The developments which have particularly contributed to this total are a restaurant/takeaway at Princes Gate development, Catterick Garrison; expansion of Chas Long & Sons premises at Brompton on Swale; expansion of the wedding venue at Mill Farm, Gilling West; and the redevelopment of the Colburn Lodge pub in to a shop/cafe.

Employment Type by Use Class	Net amount of floor space change 2016/17 (Sqm)	Within Hierarchy Settlements (SP2) (Sqm)	Outside Hierarchy Settlements (SP2) (Sqm)
A1: Shops	261	136	125
A2: Financial & Professional Services			
A3: Restaurants & Cafes A4: Drinking Establishments A5: Hot Food Take-away	675	675	
B1a Offices other than those classified as A2	552	82	470
B1b Research & Development			
B1c Light Industry			
B2 General Industrial	315		315
B8 Storage & Distribution	739	169	570
C1 Hotels			
D1 Non- Residential Institutions			
D2 Assembly & Leisure	788	788	
Sui-Generis / Other	56		56
Total	3,386	1,850	1,536

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 2016/17 that there has been in total 1,536sqm 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 Chas Long & Sons premises north of Brompton on Swale and the extension of Mainsgill Farm Shop, East Layton.

Number of completed conversions of traditional rural buildings

4.15 A net total of 10 dwellings were created through the conversion of former traditional rural agricultural buildings in to housing in 2016/17.

4.16 Also, a net total of 3 holiday lets were created through the conversion of former traditional rural agricultural buildings in 2016/17.

New tourism related permissions (CP10)

4.17 There were 9 tourism related full planning permissions granted in 2016/17 which included the provision of a touring caravan and camping site near Harmby; the siting of 8 holiday lodges at Akebar, Patrick Brompton; 6 holiday lodges at Sandbeck, Richmond and; further holiday lets and chalets including a 'hobbit' style house near Melsonby.

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 2016/17. This demonstrates that the most significant change in the town centres is in Richmond following the conversion of part of the Rodbers store on Queens Road in to residential.

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	-650	-	-	911	261
A2: Financial & Professional Services	-	-	-	-	-
A3: Restaurants & Cafes A4: Drinking Establishments A5: Hot Food Take-away	-	375	-	300	675
C1 Hotels	-	-	-	-	-
D1 Non-Residential Institutions	-	-	-	-	-
D2 Assembly & Leisure	-	-	-	788	788
Sui-Generis	-	-	-	56	56

Figure 7: Net Amount of Floor Space (Sqm) Change by Town Centre 2016/17

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 2016/17 monitoring year in 2017/18.

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 increased to 8 units, although only 1 of these is the same unit as the previous year.
- 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 increased to 2 as the HSBC bank has now closed. The other vacant property is the same as previous years.
- 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. There are 6 vacant units in the town centre which continues to include 2 of the restaurants (A3/A5) units within the Cinema building at Princes Gate which are yet to be occupied. There is also a vacant A2 unit at Princes Gate along with the former Brantanos (A1) Unit.
- 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 In 2016/17 a 10 Mega Watt Solar Farm at East Appleton was installed.

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 4 planning applications which were later removed following the provision of further information or alteration of design.

Incorporation of Sustainable Drainage Systems (SuDs) (CP2)

4.30 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 SUDs team at North Yorkshire County Council who are the Lead Local Flood Authority have been consulted and advised on major developments. 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

4.31 Due to a lack of available data the Council has been unable to monitor any changes in priority habitats, species and areas designated for their environment value or geology in this monitoring year.

Heritage

Number of buildings at Risk

4.32 In 2016/17 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

4.33 In 2016/17 1 new Conservation Area Appraisal and Management Plan was adopted by the Council. This was for Dalton (adopted 28th June 2016).

Community & Recreation Assets

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

4.34 A full update of the Settlement Facilities Study was carried out in August 2017 which provided a comprehensive and up to date understanding regarding the change in availability of community facilities in each settlement within the plan area. The Settlement Facilities Study is available at Appendix 5.

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

4.35 In 2016/17 there was 1 application granted planning permission for the change of use of a community facility. This was the change of use of the King William Pub in Barton to a dwelling.

Recreational facilities provided in new developments

4.36 There were no recreational facilities provided in new developments during this monitoring year.

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. Work has been completed on the section from the new Catterick Central junction to Leeming junction and the remainder is expected to be completed by winter 2017/18. The new Catterick Central junction substantially improves access to the plan area and to Catterick Garrison in particular, and Fort Bridge connecting Catterick Garrison with Brompton on Swale and Catterick Village has recently re-opened.

A6136 Improvements

- 5.2 The works for the two schemes at Catterick Bridge and Scorton Crossroads have been carried out and implemented. Works at the White Shops junction have been significantly delayed but are due to be completed by December 2017.

Community Infrastructure Levy

- 5.3 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.
- 5.4 The Preliminary Draft Charging Schedule was published for consultation from 24 October to 2 December 2016. 15 representations were received. Further work has currently being halted on CIL following the publication of the CIL review panel recommendations and the government stating in the housing white paper that further announcements would be made regarding CIL in the Autumn Budget.

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. The Council has also been involved in Duty to Cooperate meetings with neighbouring authorities Hambleton, Darlington and Durham regarding the production of their new Local Plans.

If you have any questions about this report please contact

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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 90 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 former Co-op supermarket remains under refurbishment to re-open as Lidl in early 2018. 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 52 comparison retail units, equating to 33% 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, Savers, Mountain Warehouse, Yorkshire Trading Company, Calvert's 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 7 charity shops, equating to 4% 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 and TSB represented. Although Yorkshire Bank has now closed and it has also been recently announced that Natwest will be closing as well. 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; 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 18% 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 8 vacant units within Richmond Town Centre, amounting to a vacancy rate of 5.1%, which is significantly below the UK average of 9.8%. The number of vacant units has increased over the last year although there is only 1 unit that has remained vacant for a longer period

A number of the vacant units are located in the primary frontages on Market Place and Finkle Street. 2 of these units the former Yorkshire Bank in the Market Place and Yeoman's on Finkle Street are prominent in these primary frontages. However, they are currently not considered to significantly 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.

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 continue building 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	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	4
	Public Realm	3
	Environmental Quality (litter, noise, pollution)	3
	Overall Vitality & Viability Index	3.3
1 = Very Poor; 2 = Poor; 3 = Fair; 4 = Good; 5 = Very Good		

Richmond Town Centre Survey December 2017

Street	Name	Primary Frontage	Secondary Frontage	Upper Floors	Other
Queens Road (E)	Norman F Brown Estate Agents				
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)	The Men's Room				A1
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)	Trinity Menswear		A1		
King Street (W)	McClarrons Ltd. 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)	Taylor's Pie Shop & Butchers		A1		
Market Place (N)	Vacant (Former Yorkshire Bank)	A2			
Market Place (N)	Bargain Booze	A1			
Market Place (N)	Castle Tavern PH	A4			
Market Place (N)	Gilsan 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 – Poss vacant			B1	
Market Place (W)	HSBC Bank	A2			
Market Place (W)	Edinburgh Woollen Mill Shop & Ponden Home Interiors	A1/A3			
Market Place (W)	Thomas Cook 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)	Savers		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	Taj Mahal Indian Restaurant			A3	

Market Place Central	Johnsons Dry Cleaners	A1			
Market Place Central	Love Property Estate Agents (Prev. Scone Bar)	A3			
Market Place Central	Penleys Bistro	A3			
Market Place Central	Green Howards Museum and Gift Shop	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				
Castle Hill (E)	Beauty Boutique		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)	Vacant (Former 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)	Vacant (Me & Mi)		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)	Age UK 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)	Vacant (Former 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	A1			
Finkle Street (N)	Lucy Pittaway Gallery	A1			

Newbiggin E	Cooper Leatherbarrow Opticians				A1
Finkle Street (S)	Herriot Hospice	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)	The Little Dress Shop	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)	House		C3		
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)	Influence Church				
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 (Closed under refurbishment)				A4
Dundas Street	La Piazza				
Dundas Street	Zetland Square Business Centre				
Dundas Street	Parker Prestige Car Sales				
Frenchgate (W)	Vacant (Former Frenchgate Café & Bistro)		A3		
Frenchgate (W)	House		C3		
Frenchgate (W)	Yorkshire Foot Clinic		A1		
Frenchgate (W)	House		C3		
Frenchgate (W)	Ryders Court		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		A1		
Frenchgate (W)	Frenchgate Fudge Shop		A1		
Frenchgate (E)	Flats		C3		
Frenchgate (E)	Vacant (Former Yorkshire Foot Clinic)		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	43	3	4									
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	1	1		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							

Finkle Street (S)	Primary	10	100	10										
Rosemary Lane (W)	Secondary	9	44	4	1	2	1						1	
Rosemary Lane (E)	Secondary	5	60	3			1	1						
Frenchgate (W)	Secondary	13	69	9		1						1	2	
Frenchgate (E)	Secondary	6	17	1	2								3	

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, 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 although three of the units in Princes Gate are yet to fill and the former Brantano unit is now vacant. 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 7 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.

One of the vacant units is 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 still yet to be occupied along with the Brantano unit which is vacant. 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 December 2017

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 (Refurbishment)	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	Empire 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	Vacant (Former 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)	149 Fish Bar		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		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		

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	59	10	3			2	2				
Richmond Road (S)	Primary	1	100	1									
Shute Road (E)	Secondary	10	60	6		1	1		2				
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 Campbell's 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 around 50% 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 17% of the total number of units with 2 national high street banks Barclays and Yorkshire Building Society following the closure of HSBC. 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 2 vacant units within Leyburn Town Centre, amounting to a vacancy rate of 2.6%, 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 units are located in the secondary frontages. The former HSBC bank is one of the larger prominent units in the town centre however it is understood that this property has been sold. 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	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	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	3.5
1 = Very Poor; 2 = Poor; 3 = Fair; 4 = Good; 5 = Very Good		

Leyburn Town Centre Survey December 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)	Hewsons Newsagent		A1		
Market Place (N) Rear Alley	Up to Scratch Nails & Beauty				A1
Market Place (N) Rear Alley	Wensleydale Longwool Shop				A1
Market Place (N)	The Posthorn Tea Room / Café		A3		

Market Place (N)	County Kitchens (Shop in rear alley and top floor)			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) (Sign says moving soon to Leyburn Business Park)				A1
Golden Lion Yard	Hall & Birtles Solicitors				A2
Golden Lion Yard	Yorkshire Building Society				A2
Golden Lion Yard	Quirky Cows				A1
Golden Lion Yard	Lynn Ward Artist / Gallery				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) Clothes etc	A1			
Market Place Centre	St Teresa's Hospice (Charity Shop) Clothes etc	A1			

Market Place Centre	St Teresa's Hospice (Charity Shop) Furniture	A1			
Market Place Centre	St Teresa's Hospice (Charity Shop) Furniture	A1			
Railway Street (York House)	One Stop Shop (Convenience Store)	A1			
Above	Robert Blackburn & Walter Dawson Co Accountants				
Railway Street	RF Broadley Insurance Brokers				A2
Railway Street	Methodist Chapel				D1
Market Place	Sandpiper PH				A4
Railway Street	McGarry's Solicitors - Solicitor				A2
Railway Street (N)	Thirteen Restaurant		A3		
Railway Street (N)	J R Hopper Estate Agent (through shop)		A2		
Railway Street (N)	Antiquete's Brocante		A1		

Railway Street (N)	Chambers Coffee House		A3		
Railway Street (N)	Dragon Inn Chinese Restaurant / Takeaway		A3		
Railway Street (N)	Yorkshire Cottages (Holidays)		A2		
Railway Street (N)	Clyde House B & B				
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)	Marwood House – The Apartment		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)	Milner's of Leyburn	A1			
Market Place (S)	Home Sweet Home Gifts / Wobbly Dog Confectionary	A1			
Market Place (S)	For Sale			A2	
Market Place (S)	Penley's Bistro & Cafe	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)	Vacant (Former HSBC Bank) To be a Costa		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

Proportion of uses within Leyburn Primary and Secondary Frontages

Frontage Leyburn	Frontage Type	Use Class Type										
		Total	A1%	A1	A2	A3	A4	A5	D2	Sui Generis	C2	C3
Market Place (S)	Primary	13	77	10	1	2						
Commercial Sq (N)	Primary	4	100	4								
Commercial Sq (W)	Secondary	3	33	1					1	1		
Market Place (N)	Secondary	9	44	4	1	2	2					
High St E	Primary	2	100	2								
High St E	Secondary	9	44	4	1	1		2		1		
High St W	Secondary	5	60	3	2							
Railway St (S)	Secondary	7	43	3	1						1	2
Railway St (N)	Secondary	6	17	1	2	2					1	
York House (Railway St)	Primary	1	100	1								
Norfolk House (High St)	Primary	1	100	1								
Market Square	Primary	2	100	2								

Appendix 4: Heritage at Risk in Richmondshire Plan Area 2016/17

Address	Condition	Photo
The Old Gatehouse (unoccupied part), Jervaulx Park, East Witton	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.	
The Old Gatehouse (occupied part), Jervaulx Park, East Witton	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.	
Grotto & Icehouse, Forcett Park, Forcett & Carkin	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.	
Ravensworth Castle & Park Wall, The Green, Ravensworth	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>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>	