

Our ref: 40b – Planning Conformity/Final Responses/Richmondshire Mixed Use Dev Colburn Jun 08

13 June 2008

Peter Featherstone  
Planning and Development Unit  
Richmondshire District Council  
Swale House  
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Dear Peter

**Planning Application Number: 1/16/77F/OUT**

**Outline Application for the Mixed Use Redevelopment of the Former CPM Pipe Works Comprising the Erection of 330 Dwellings, 80 Assisted Living Apartments (Class C2 Use), a 60 Bed Hotel, 6,500 Sqm of Class B1 Use, 4,500 Sqm of Class B2/B1 (C), 9,000 Sqm of Class B8 Use, 400 Sqm of Class A1 Use, Retention of Social Club, Setting Out of Public Open Space and Associated Works at CPM Pipe Works, Catterick Road, Colburn, Catterick Garrison, North Yorkshire.**

Thank you for consulting the Assembly on the above. I am pleased to forward the following officer comments to you, based on the approved Yorkshire and Humber Plan – Regional Spatial Strategy to 2026 (May 2008).

The Assembly, as the Regional Planning Body, has been asked to comment on this development as its nature and location mean that it could have an effect on the implementation of the Regional Spatial Strategy (RSS). The current RSS - The Yorkshire and Humber Plan was issued by the Secretary of State in May 2008. The RSS has the status of a Development Plan Document and forms part of the framework for decisions taken under section 38 of the Planning and Compulsory Purchase Act (2004), which means that decisions on all applications have to be taken in accordance with the Development Plan unless other material considerations indicate otherwise.

### *Regional Policy Context*

Policies in RSS seek to focus development on the region's town and city centres. The Core Approach (Policies YH1-YH9) makes it clear that most new development, and high trip generating uses, should be focused on Regional Cities and Sub-Regional Cities and Towns and that away from these sufficient development should be permitted in Principal Towns to enable them to fulfil their role as service centres.

### *Location of development*

The proposed development is located in the settlement of Colburn, which lies some 1.5 km east of Catterick Garrison but is a separate and distinct settlement. It is worth noting that Colburn forms part of the main growth area based on Richmond/Catterick Garrison (as defined in the adopted Local Plan).

Colburn is not identified in the settlement hierarchy of RSS, the Regional Settlement Study, identified the following as Local Service Centres in the Richmondshire District, Hawes and Leyburn. YH6 provides for development that supports economic diversification and meets locally generated needs in terms both market and affordable housing in Local Service Centres and rural and coastal areas.

Richmond/Catterick Garrison is identified in RSS as a Principal Town. Policy YH5 of RSS states that Principal Towns should be the main focus for housing, employment, shopping, leisure, education, health and cultural activities and facilities. Policy VTL1A of RSS seeks to develop the complementary roles of Richmond/Catterick Garrison as a Principal Town to ensure their effectiveness and sustainability. Policy VTL1B supports the growth of Catterick Garrison by locating development in the Garrison town that complements services and facilities available in Richmond. Clearly the Plan's Strategy is to direct most development to locations in or on the edge of Service Centres, the proposed development does not do this.

Policy E2 of RSS provides for plans, strategies, investment decisions and programmes to strengthen the role and performance of existing city and town centres. Policy E2 emphasises that the centres of Regional Cities and Sub Regional Cities and Towns should be the focus for offices, retail, leisure, entertainment, arts, culture, tourism and more intensive sport and recreation across the region. The centres of Principal Towns, and District Centres within Regional and Sub Regional Cities and Towns, should be the focus for local services and facilities. The proposal includes provision for a 60 bed Hotel and 6, 500 sqm of Class B1 Use (office floor-space); the Plan seeks to direct these uses to the centre of Richmond or the centre of Catterick Garrison.

The proposal also includes 4,500 sqm of B2/B1 (c) Use. Policy E3 states that local employment reviews to inform LDFs should take account of the potential job growth set out in Tables 11.1 and 11.2 and the guidance on employment land in Table 11.3 along with more detailed sub regional or local forecasts or more up-to-date information about land needs. Table 11.1 states that the potential annual job

growth from 2006 in Richmondshire is 150. Although it should be noted that these forecasts do not include growth at Catterick Garrison. Table 11.2 in RSS suggests the potential annual job growth from 2006 for B1b/c & B2 uses is 0 and 10 for B8 Uses in Richmondshire. Therefore it will be up to the local authority to decide in the context of the local Employment Land Review if this development is of an appropriate scale for such a small settlement and whether this or larger scale employment development is feasible on this site given the evident constraints.

The proposal also includes 9, 000 sqm of B8 Use. Policy E4 states that plans, strategies, investment decisions and programmes should support key sectors including Financial and Business Services; Tourism; Logistics; and Construction, and regional priority clusters including Advanced Engineering and Metals; Chemicals; Bio-Science; Digital; Food and Drink; Healthcare Technologies; and Environmental Technologies. RSS Policy T4 states that storage/distribution development with high levels of freight and commercial traffic should be located close to intermodal freight facilities, rail freight facilities, airports, ports and wharves or roads managed as traffic distributors. However, the proposal is for a small scale facility which may be appropriate to meet a local need for distribution activities; this would be a matter for the local authority.

### *Housing*

The application states that the proposed development will provide approximately 330 residential units and 80 assisted living apartments. RSS sets a target of 200 dwellings between 2008-2026. (This does not include housing required to meet the expansion of Catterick Garrison as set out in the Long Term Development Plan). Therefore this proposal will make a significant contribution to delivering housing in the Richmondshire district. The Assembly would however expect this scale of development to be directed towards Richmond/Catterick Garrison as Principal Towns. Policy YH7 states that outside of Principal Towns rural areas should only allow development that meets locally generated housing needs, therefore this scale of housing is clearly much greater than that required to meet local need in Colburn.

The application provides no details of the type of homes that will be constructed. Housing mix will need to be a key consideration in this development. Policy H5 in RSS (2008) emphasises the need for the current mix of housing in the Region to change so that it better supports the creation of more sustainable communities. The Policy recommends that plans, strategies, investment decisions and programmes should ensure the provision of homes for a mix that reflects the needs of the area, including homes for families with children, single persons, and older persons, to create sustainable communities. Should the local authority decide to accept housing development on this site it will be important ensure that there is an appropriate housing mix.

The applicant clearly does not state how much of the proposed housing will be affordable. Policy H4A of RSS states that the Region needs to increase its provision of affordable housing. Plans, strategies, programmes and investment decisions should ensure the provision of affordable housing to address the needs of local communities. RSS (2008) identifies Richmondshire as an area of 'higher need' for

affordable housing (based on the Regional Housing Strategy, 2005). Policy H4B of the RSS suggests that in areas of 'higher need' (including Richmond) over 40% of homes need to be affordable. Again, should the local authority decide to accept housing development this site provides a significant opportunity to deliver much needed affordable homes and again it would be up to the local authority to negotiate a realistic level of delivery considering constraints on site.

### *Accessibility*

Accessibility criteria are set out in RSS (Table 13.8 and 13.9). These tables include acceptable walking and overall journey times for the population that would be travelling to the site.

It is not clear from the application whether or not an assessment against the accessibility criteria has been carried out. Having said this, the proposed site is approximately 1.5 km from the centre and has a regularly bus service in and out of the settlement.

### *Car Parking*

Policy T2 of RSS (2008) states that the maximum parking standards for new developments must be in line with Table 13.5. There is not sufficient detail provided with the application to assess whether this is the case.

### *Renewable Energy*

The sustainable use of resources is a key theme in RSS (2008). Policy ENV5 states that in advance of local targets being set in DPDs, new developments of more than 10 dwellings should secure at least 10% of their energy from decentralised and renewable or low carbon sources.

### *Conclusion*

In conclusion to the comments made by the Assembly:

- This development raises some complex issues in regard to its impact on the delivery of the RSS. The scale of the development is very significant in the context of Richmondshire District and Colburn where it is located is a very small settlement that does not fulfil a wider service role. However, the development is some 1.5 km from the centre of Catterick Garrison with a regular bus service to the Garrison and may have the potential to meet some of the development needs of the Garrison.
- The Assembly understands the position of Richmondshire District Council and that there may be overriding local considerations that lead them to accept this development. However the Assembly believes that the development as proposed is inappropriate in this location and risks harming the development and future role of the Principal Towns of Richmond/Catterick Garrison. Therefore we object to the development as proposed.

If you have any queries about this response, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Wendy Bundy'. The signature is fluid and cursive, with the first name 'Wendy' written in a larger, more prominent script than the last name 'Bundy'.

Wendy Bundy  
Acting Chair, Regional Planning Board  
Yorkshire and Humber Assembly