Richmondshire District Council

Local Plan

Annual Monitoring Report 2014/15






February 2016

RICHMONDSHIRE DISTRICT COUNCIL

Richmondshire District Council

Annual Monitoring Report 2014/15

Contents

1.0 Introduction

1.1 This Annual Monitoring Report (AMR) covers the period 01 April 2014 to 31 March 2015.

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 first AMR to be produced following the adoption of the Local Plan Core Strategy (LPCS) in this monitoring year on 9th 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.

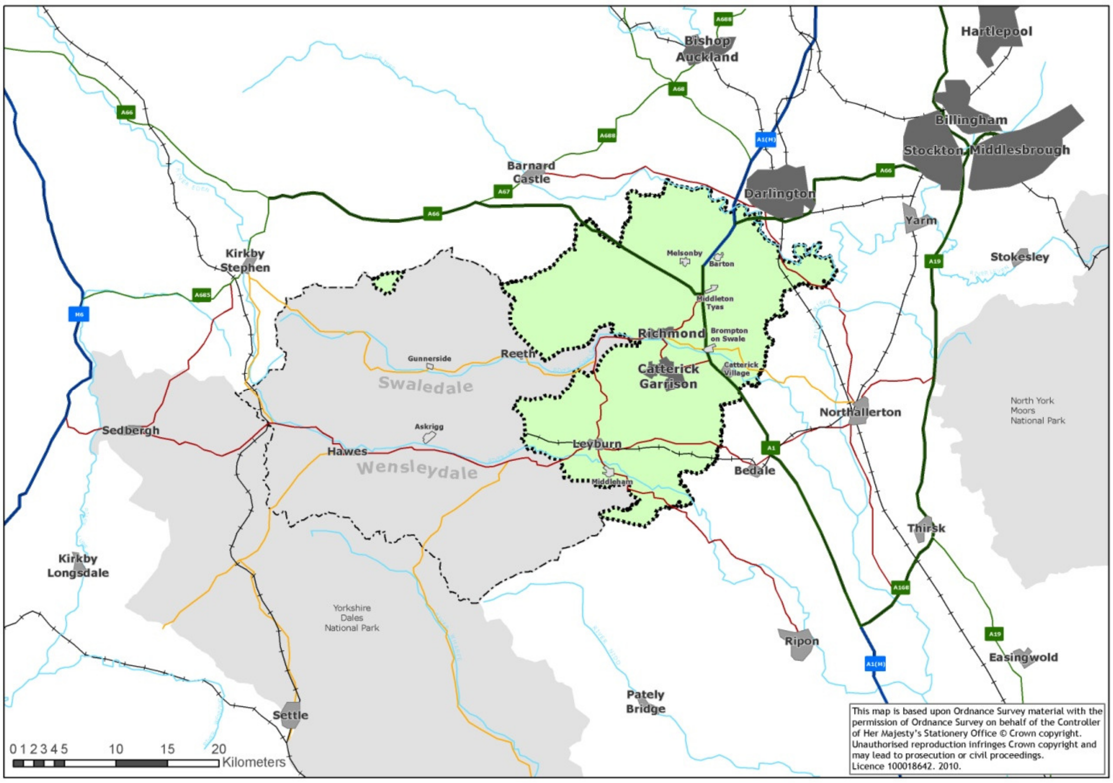

Figure One: **Area Covered by Local Planning Authority**

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 2014/15

- **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-2014 as 52,700 (ONS).**
- **The Plan Area population is estimated to be 45,322.**
- **The military population is estimated to be nearly 10,500 personnel and dependants, which is nearly a quarter of the plan area population.**
- **There are around 19,700 (2014) 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 1.2% across the total housing stock in Richmondshire (LAHS, 2014), slightly higher than the County and National average.**
- **The ratio of lower quartile house price to lower quartile earnings was 8.95 in 2013. (CLG, 2015)**
- **Richmondshire's working age population, including the military, is around 33,500, of which 79% are economically active and 77% are in employment, higher than regional and national levels (ONS, Annual Population Survey 2014/15).**
- **There were 16,000 employee jobs, not including the military or self-employed, in Richmondshire in 2014 (ONS business register). 87% of these were in the service sectors, slightly higher than national levels. Public admin, education and health make up the largest proportion of these which is comparable to national level. Other sectors are comparable to or lower than national level with the exception of accommodation and food services and other services.**
- **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 (£478.5) and workplace (£472.2) full time weekly earnings are both lower than regional and national earnings (ONS, ASHE, 2014).**
- **Micro scale businesses (0-9 employees) account for 88% of local business units and enterprises compared with 84% across Yorkshire and Humber (IDBE, ONS 2015)**
- **In June 2015, unemployment stood at 2.8% (model based), with 0.4% claiming employment related benefits (Nomis, 2015)**

3.0 Local Plan Progress

3.1 The LPCS sets out the overall vision and objectives to guide future growth in the Local Plan area. It was formally adopted by the Council on the 9th December 2014 after being found sound at examination by a Planning Inspector. Following the adoption of the LPCS all saved policies within the Richmondshire Local Plan 1999-2006 except Policy 23 - Development Limits are now superseded and no longer saved. Policy 23 - Development Limits will be saved until development limits and land use allocations are updated in the Delivering Development Plan, but they are modified by Core Policy CP4, which enables the assessment of development proposals both within and adjacent to the areas defined in Policy 23. This is necessary to ensure that the Council's statutory development plan is consistent with the National Planning Policy Framework (NPPF). Policy 23 development limits were first defined in the mid 1990's and are out of date under NPPF para 14.

3.2 Work will now commence on producing further guidance to support the implementation of the LPCS policies in the form of Supplementary Planning Documents (SPD). The SPDs will cover the following areas:

- Open Space
- Affordable Housing
- Development Design & Quality
- Settlement Development Assessment

3.3 The Delivering Development Plan will contain updated development limits, site allocations and detailed policies. The issues/preferred approach is expected to be produced and consulted upon in June 2017 (see figure two below). The initial stage of this process will include the completion of settlement development assessment in firstly each of the primary service villages in collaboration with local communities. Consultations were held in the primary service villages in spring and summer of 2015 and the final assessments providing an indication of the likely directions of development are expected to be published in early 2016. Work will then begin on the secondary service villages during 2016.

3.4 The Local Development Scheme (LDS) for the Richmondshire Plan Area (figure 2) was revised in January 2016 to reflect the changing priorities discussed above. The LDS sets out a summary of and timetable for the production of the Local Plan documents the council expects to produce.

Document	Stage	Dates
Core Strategy	Publication	3rd August 2012
	Submission	28th February 2013
	Examination (Hearings)	11th-13th February 2014
	Adoption	9th December 2014
Delivering Development Plan	Issues/Preferred Approach	June 2017
	Publication	December 2017
	Submission	March 2018
	Examination(Hearings)	June 2018
	Adoption	December 2018

Figure 2: **Local Plan documents progress against LDS milestones**

4.0 Development Results

4.1 This following section outlines development progress in the Plan Area in 2014/15 against LPCS Policies indicators and targets.

Housing Delivery

Overall Number of Net Completions (Spatial Principle SP4)

4.2 There was a net total of 121 housing completions in the plan area during 2014/15. This included 88 new build completions of which 55 were at Woodside Chase, Catterick Rd, Colburn; 12 at the Steadings, Bedale Rd, Scotton and 6 at Chapel Garth, Hunton. There was also a net total of 4 conversions of existing residential properties, 35 net changes of use from agricultural and other buildings regarded as previously developed, 5 demolitions and -1 other gains and losses.

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. This reflects the national park's policy to address locally defined housing needs, the limited capacity for new housing development in this area and the district wide roles of the main towns in the plan area. The monitoring of delivery against the target will therefore include net new housing development in the National Park area.

4.4 In 2014/15 there were 0 net completions in the Richmondshire part of the Yorkshire Dales National Park. This included 1 new build completion, a net total of 1 conversion of existing residential properties, -1 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 currently been a net total of 308 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	Total	Remaining Target
Plan Area	**3060**	67	99	121	**287**	**2773**
YDNP (Richmondshire Part)	**-**	9	12	0	**21**	**-**
Total	**3060**	76	111	121	**308**	**2752**

Figure 3: Net Completions (Spatial Principle SP4)

4.6 The net overall completions figure for the plan area includes a revision to reported completions in 2012/13. This follows a detailed review of monitoring procedures, which required a revision to be made to past reported completions for 2011/12 and 2012/13. This deletes the addition and subsequent removal of 34 units at the Abbey Care Village, Scorton which had been included as a result of a Council Tax revaluation which redefined them as self-contained (C3) dwelling units. However, following an appeal they were revalued as communal accommodation and therefore no actual change of use application was made or physically occurred and these figures have been removed from both monitoring years.

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	Total	Remaining Target
North Richmondshire	**285**	7	6	17	**30**	**255**
Central Richmondshire	**2410**	34	69	79	**182**	**2228**
Lower Wensleydale	**365**	26	24	25	**75**	**290**
YDNP (Richmondshire Part)	**-**	9	12	0	**21**	**-**

Figure 4: 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	Total	Remaining Target
Catterick Garrison	**1900**	2	53	66	**121**	**1779**
Richmond	**250**	24	18	10	**52**	**198**
CR PSV	**240**	4	-2	1	**3**	**237**
CR Elsewhere	**20**	4	0	2	**6**	**14**
Leyburn	**215**	10	4	9	**23**	**192**
Middleham	**45**	4	3	-1	**6**	**39**
LW SSV	**45**	3	9	10	**22**	**23**
LW Elsewhere	**60**	9	8	7	**24**	**36**
NR PSV	**105**	0	0	7	**7**	**98**
NR SSV	**110**	1	2	8	**11**	**99**
NR Elsewhere	**70**	6	4	2	**12**	**58**
YDNP (Richmondshire Part)	**-**	9	12	0	**21**	**-**
Totals	**3060**	**76**	**111**	**121**	**308**	**2773**

Figure 5: Net Completions by Settlement Hierarchy (Spatial Principles SP2 & SP4)

Development on Previously Developed Land (Core Policy CP3)

4.9 77 (64%) of the 121 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.

5 Year Housing Land Supply

4.10 A full update of the SHLAA has been carried out following a call for sites and was published in December 2015. The main SHLAA document, appendices and interactive mapping are available from the following link http://www.richmondshire.gov.uk/planning/local-plan/1045-strategic-land-availability-assessment. This includes an updated calculation of the 5 year housing land supply which shows that a supply of 1464 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)	1464
Deliverable 5 Year Housing Land Supply Requirement	1384
Deliverable 5 Year Housing Land Supply Position	5.3

Figure 6: 5 Year Housing Land Supply Summary

Affordable Housing – Core Policy CP6

4.11 There were 39 affordable homes built in 2014/15, 12 were on an exception site at Bedale Rd, Scotton; 6 on an exception site at Chapel Garth, Hunton and 21 through on site delivery at Woodside Chase, Colburn.

Economic Development

Employment Development

4.12 There were no significant employment developments completed in 2014/15 however the Catterick Garrison Town Centre retail and cinema development was under construction in the current plan period and has begun completing in 2015/16. An application for a Designer Outlet Centre and associated restaurants was granted planning permission at planning committee on the 29th January 2015 subject to call in for determination by the Secretary of State. The Secretary of State has since called in this proposal and as a result a public inquiry chaired by an independent planning inspector will be held in May 2016.

4.13 The following table provides a summary of the net amount of additional floor space developed for employment uses by use class type which has completed in 2015/16. This information has been collated by cross-checking planning permissions with new registrations and alterations on the Council's NNDR system. From this table it is evident that there has been a net addition of 10,861 square metres of employment floor space. The developments which have significantly contributed to this total are the redevelopment of the former Richmond Lower School in to the new Council Offices; the extension of Mainsgill Farm Shop, East Layton; and; the extension of Tennants Auction Centre, Leyburn.

Employment Type by Use Class	Net amount of floor space change 2014/15 (Sqm)	Within Hierarchy Settlements (SP2) (Sqm)	Outside Hierarchy Settlements (SP2) (Sqm)
A1: Shops	478	-746	1224
A2: Financial & Professional Services			
A3: Restaurants & Cafes			
A4: Drinking Establishments			
A5: Hot Food Take-away	93		93
B1a Offices other than those classified as A2	1027	1027	
B1b Research & Development			
B1c Light Industry	860	860	
B2 General Industrial	218	218	
B8 Storage & Distribution			
C1 Hotels	795		795
D1 Non- Residential Institutions	750		750
D2 Assembly & Leisure			
Sui-Generis / Other	6640	4630	2010
Total	**10’861**	**5989**	**4872**

Figure 7: Net amount of employment floor space change by type 2014/15

Rural Development

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

4.14 Figure 7 shows in 2014/15 that there has been in total 4,872sqm 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 Mainsgill Farm Shop, East Layton and the Black Bull Inn, Moulton.

Number of completed conversions of traditional rural buildings

4.15 A net total of 18 dwellings were created through the conversion of former traditional rural agricultural buildings in to housing in 2014/15.

4.16 Also, a net total of 9 holiday lets were created through the conversion of former traditional rural agricultural buildings in 2014/15.

New tourism related permissions (CP10)

4.17 There were 4 tourism related full planning permissions granted in 2014/15 which included the provision of 2 holiday lodges at Newsham; conversion of railway carriage to holiday accommodation at Redmire; conversion of chapel to holiday accommodation at Spennithorne; and; extension of caravan park to create 64 additional holiday static caravan pitches at Scotch Corner.

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 2014/15. The only change in the defined town centres is in Richmond where the Rodbers DIY store on Queens Rd in the secondary frontage has closed and now has permission to be converted in to apartments.

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	-800	-	-	1278	478
A2: Financial & Professional Services	-	-	-	-	-
A3: Restaurants & Cafes	-	-	-	-	-
A4: Drinking Establishments	-	-	-	-	-
A5: Hot Food Take-away	-	-	-	93	93
C1 Hotels	-	-	-	795	795
D1 Non-Residential Institutions	-	-	-	-	-
D2 Assembly & Leisure	-	-	-	-	-
Sui-Generis	-	-	-	-	-

Figure 8: Net Amount of Floor Space (Sqm) Change by Town Centre 2014/15

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 2014/15 monitoring year in 2015/16.

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 by 1 unit from 2 to 3 units. There are also 3 units which are currently closed on the corner of Finkle Street / Rosemary Lane and under repair following extensive fire damage.

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 remains at 2 although one of the previously identified vacant units is now back in use.

4.22 A health check has also been completed for Leyburn town centre to assess its current vitality and viability. The health check can be found at appendix 3.

Catterick Garrison

4.23 In Catterick Garrison town centre as illustrated in appendix 2 the proportion of A1 retail units in the existing defined primary frontages has remained the same since the last survey was completed. However, the new primary frontage (Units 1 – 8) has been created at Princes Gate where there are an additional 10 A1 retail units making up 100% of the frontage. There are also two secondary frontages units 12 to 14 (0% A1 retail) below the cinema and units 15 to 20 (43% A1 retail) which back on to Gough Road. In total Princes Gate comprises of 24 units, 13 of which are A1 retail use class units, 1 A2 financial and professional services use class unit, 6 A3/A5 restaurant/café/hot food takeaway use class units, 2 A4 pubs and the Premier Inn Hotel (C1 use class) and Cinema (D2 Use Class). At the time of surveying in January 2016 3 of the restaurant/cafes/hot food takeaways and one of the retail units were yet to be occupied.

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 A wind turbine with a rated output of 100Kw and capable of generating an additional 189,880 KW/h per annum has been installed in this monitoring year at a farm near Gilling West. Planning permission was also granted for a number of small scale solar array developments totalling 339 kilowatts.

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 Reflecting the uncertainty of the future of Code for Sustainable Homes the Council has sought 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".

Flood Risk permissions granted contrary to EA advice (CP2)

4.28 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)

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

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

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

Heritage

Number of buildings at Risk

4.31 In 2014/15 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 will be monitored in future years to see if this figure has reduced.

Production of Conservation Area Appraisals

4.32 In 2014/15 no new conservation area appraisals and management plans were adopted by the Council. However, in this monitoring year work was underway producing and consulting on a number of conservation area appraisals and management plans which have been adopted in 2015/16 and will be reported on in the next annual monitoring report.

Community & Recreation Assets

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

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

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

4.34 In 2014/15 there were 3 applications granted planning permission for the change of use of community facilities. These were the change of use of the former Wesleyan chapel at Spennithorne in to a holiday cottage; change of use of the Methodist chapel at Bellerby in to a dwelling; and; change of use of the Colburn lodge pub to a retail unit with bistro.

Recreational facilities provided in new developments

4.35 The only residential development with housing completions in 2014/15 where an on/off-site provision of open space and/or recreational facilities has been provided is the Steadings affordable housing development in Scotton where an equipped children's play area has been installed. There will also be a range of open space and recreation provision within the Woodside Chase development at Catterick Road, Colburn where development is in progress. This will include three local play areas, one larger equipped play area and a kick about area. These will be provided at the required stages as development progresses in future monitoring years.

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 during this monitoring period and is expected to be completed by mid-2017. The new Catterick Central junction, which will substantially improve access to the plan area and to Catterick Garrison in particular, is now in place and operating with diversions whilst the upgrade work continues.

A6136 Improvements

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

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

5.3 The two schemes at Catterick Bridge and Scorton Crossroads will start in February 2016 and are expected to be completed before April 2016. The works at the White Shops junction have been delayed to minimise the disruption caused when diverting a significant power cable and will be carried out between April and October 2016.

Community Infrastructure Levy

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

5.5 Work on CIL has re-commenced following the adoption of the Local Plan Core Strategy on 9th December 2014 and the Councils appointed consultants are currently finalising the production of a preliminary draft charging schedule. The timetable for this work is outlined in figure 8 below:

Document	Stages	Dates
CIL Charging Schedule	Preliminary Draft Charging Schedule (PDCS) Consultation	April / May 2016
	Draft Charging Schedule (DCS) Consultation and Submission	July / August 2016
	Joint Examination in Public	September 2016
	Adoption	February 2017

Figure 9: CIL Charging Schedule Timetable

6.0 Duty to Cooperate

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

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

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

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

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 164 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 93 retail uses, equating to 57% of the total number of units in Richmond Town Centre.

Convenience Uses

Richmond Town Centre contains 20 convenience retail units, equating to 12% 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 although there is an edge of centre Co-op supermarket. The location of two Co-op stores in Richmond does restrict the diversity of the supermarket convenience retail offer.

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

Comparison Uses

Richmond Town Centre contains 55 comparison retail units, equating to 34% 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 is small independent retailers with limited representation of national or regional non-food multiple retailers which includes WH Smiths, Boots, Mountain Warehouse, Yorkshire Trading Company, Calverts Carpets. None of the major fashion retailers are located in Richmond and there is limited range of retailers of all types of comparison goods. There are 8 charity shops, equating to 5% of the total number of units in the town centre.

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

Service Uses

Service uses make up 44.5% 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 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 12% of the total number of units with a number of the national high street banks such as Barclays, Natwest, HSBC, Lloyds and Yorkshire Bank represented. Reflecting Richmond'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 13 independent hair and beauty salons, equating to 8% of the total units in the town centre. There are 7 hot food takeaways, equating to 4% of the total number of units. Some of the takeaways are clustered together in the market place, however this is not considered to particular impact upon the overall vitality of the town centre on evenings as does happen in other locations.

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

Community / Tourism Facilities

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

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

Retailer representation and intentions to change representation

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

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 4 vacant units within Richmond Town Centre, amounting to a vacancy rate of 2.4%, which is significantly below the UK average of 9.8%. The limited number of national multiple retailers and particularly those for comparison uses has meant that Richmond Town Centre has not witnessed the increase in the number of vacant units during the economic recession as other centres nationally have.

Only 1 of the vacant units is located in the primary frontages on Market Place and this has only recently become vacant. Also, none of the vacant units are any of the larger prominent units in the town centre. Taking this in to account, it is not considered that the vacant properties currently impact upon the overall vitality and viability of the town centre.

Commercial yields and rents on non-domestic property

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

Customers' views and behaviour

A business survey was carried out by the Council in 2015 which asked businesses for views on their nearest town centre as both business owners and customers.

Quality of Richmond Town Centre

The following table summarises the responses received regarding the quality of Richmond Town Centre. It is clear that the qualities respondents considered to be of quite or very good quality are particularly the built environment including open spaces; entertainment and leisure facilities; the quality of the number of places to eat and drink; and; the liveliness, street life and character. The qualities of Richmond Town Centre that respondents considered to be of quite or very poor are the quality and range of shops and services available; the general shopping environment; and; traffic congestion.

Quality of Richmond Town Centre	No reply	Very good	Quite good	Neither good nor poor	Quite poor	Very poor	Don't know
Availability of parking	1	5	30	10	16	11	1
Built environment e.g. open spaces	5	17	35	12	2	-	3
Bus service	1	3	16	17	14	9	14
Entertainment and leisure facilities	2	7	34	16	5	8	2
General shopping environment	2	4	12	17	27	10	2
Liveliness /streetlife/ character	2	6	24	23	8	9	2
Marketing/promotion	2	2	8	26	18	13	5

Quality of shops and services available	1	1	17	14	27	13	1
Quality/number of places to eat /drink	2	10	29	24	5	3	1
Range of shops and services available	1	2	11	18	25	16	1
Rents/rates	2	1	12	18	17	18	6
Safety/security	3	8	18	19	10	10	6
Street market	3	4	18	17	14	9	9
Traffic congestion	1	5	14	17	23	12	2

Balance of retail and services in Richmond Town Centre

Respondents were also asked regarding the balance of retail and other services in Richmond town centre. The majority (65%) of respondents stated that there were too many charity shops in Richmond. However, 22% of respondents considered there to be a good balance between retail and other services.

Improvements required to Richmond Town Centre

Finally, respondents were asked what improvements they felt could be carried out to Richmond town centre. The improvements identified most by respondents were improvements to car parking issues (73%); increased choice and range of shops (57%); less budget, card and charity shops (57%); improved public toilets (48%); and; cheaper rates.

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 be 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.

The pedestrian environment through and adjacent to Friary Gardens encourages linked trips between the edge of centre Co-op supermarket and the town centre. 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 for customers of the edge of centre Co-op supermarket in its car park. All of these car parks described are generally well used particularly at busier times of the year.

40% of respondents to the business survey consider the availability of parking in Richmond Town Centre to be quite good. However, 73% of respondents would also like to see improvements made to car parking issues.

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

Perception of safety and occurrence of crime

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

Responses received to the business survey regarding perceptions to safety and security were quite balanced with 28 respondents considering the safety and security of Richmond Town Centre to be quite or very good and 20 respondents considering it to be quite or very poor. In addition, less than half of respondents (40%) suggested there was a need for improved security and/or CCTV.

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. The majority of respondents to the business survey considered the built environment of Richmond Town Centre to be either quite good (47%) or very good (23%).

Overall Vitality & Viability of Richmond Town Centre

In summary this health check indicates that Richmond Town Centre currently has a fair to a good level of vitality and viability which is outlined in the following appraisal. It should be able to build upon and maintain it 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 improve some areas of weakness.

Richmond Town Centre Health Check Appraisal		
Indicator	**Factor**	**Score**
Diversity of Uses	Convenience Uses	3
	Comparison Uses	2
	Service Uses	4
	Community/Tourism Uses	4
Retailer representation and intentions to change representation	Number of multiple retailers	3
	Independent/specialist offer	3
	Intention to change representation	3
Proportion of vacant street level property	Proportion of vacant properties	4
Commercial Yields on non-domestic property	Commercial Yields	N/A
Commercial Rents	Commercial Rents	N/A
Customers views and behaviours	Quality of Town Centre	3
	Balance of retail and services	3
	Need for Improvements	3
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 January 2016

Street	**Name**	**Primary Frontage**	**Secondary Frontage**	**Upper Floors**	**Other**
Queens Road (E)	Methodist Church		D1		
Queens Road (E)	Amontola Indian			A3/A5	
Queens Road (E)	Alessandro’s		A3		
Queens Road (E)	Bread Bowl Café		A3		
Queens Road (E)	Roof Tops Montessori Nursery School		D1		
Queens Road (E)	Ralph Fitz Randal - Weatherspoons		A4		
Queens Road (E)	Calvert’s Carpets		A1		
Queens Road (E)	CB Furnishings		A1		
Queens Road (E)	Closed under re-development (GF retail unit to be created)		D1		
Queens Road (E)	Re-developed (Closed GF retail unit to be created)			A1	
Queens Road (W)	Co-operative				A1
Queens Road (W)	Dorothy Perkins				A1
Queens Road (W)	Hospital				D1
Queens Road (W)	Friary Gardens				
Queens Road (W)	Jacolou Junction				A1/A3
King Street (E)	Langhorne Pharmacy	A1			
King Street (E)	SIP Coffee	A3			
King Street (E)	Evolution Hairdressers	A1			

King Street (E)	Forget Me Not - gifts	A1			
King Street (E)	Wilkinson Opticians	A1			
King Street (E)	William Hill	A2			
King Street (E)	Pawlicki Jewellery	A1			
King Street (E)	Specsavers	A1			
King Street (W)	Irving's Estate Agency		A2		
King Street (W)	Gale & Phillipson Financial Planning		A2		
King Street (W)	Taste of Thailand			A3	
King Street (W)	Addison's Chartered Surveyors		A2		
King Street (W)	BE Thompson Insurance Brokers			A2	
King Street (W)	Lightfoot Jewellery		A1		
King Street (W)	Marcus Alderson Estate Agents		A2		
King Street (W)	Bridgfords Estate Agents		A2		
King Street (W)	Taylors Pie Shop & Butchers		A1		
Market Place (N)	Yorkshire Bank	A2			
Market Place (N)	Bargain Booze	A1			
Market Place (N)	Castle Tavern PH	A4			
Market Place (N)	Gilsans Sports	A1			
Market Place (N)	Co-operative	A1			
Market Place (N)	Scope Charity Shop	A1			
Market Place (N)	Shaws Amusements	Sui generis			
Market Place (N)	W H Smiths	A1			
Market Place (N)	King's Head Hotel	C1			
Market Place (N)	Mountain Warehouse	A1			
Market Place (N)	Yorkshire Building Society	A2			

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

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

Market Place Central	Johnsons Dry Cleaners	A1			
Market Place Central	Scone Bar	A3			
Market Place Central	Penleys Bistro	A3			
Market Place Central	Green Howards Museum	D1			
Market Place Central	Church	D1			
Millgate	Burgage House - Hunton and Garget Solicitors				A2
Millgate	Burgage House - Hunton and Garget Solicitors			A2	
Millgate	Millgate House - Hotel/gardens				C1
Millgate	Caroline Hudson Ceramics and Paintings				A1
Castle Hill (E)	Cutting Edge		A1		
Castle Hill (E)	Tandoori Night		A3		
Castle Hill (E)	Castle Hill Bookshop		A1		
Castle Hill (E)	Wallpaper Trail		A1		
Castle Hill (E)	Vacant (Bronze Boutique Tanning) To Let		A1		
Castle Hill (E)	New Treasure Garden		A3/A5		
Castle Hill (E)	The Castle House B&B		C1		
Castle Hill (E)	Wardhorne Lettings		A2		
Castle Hill (E)	Caroline Hudson Gallery		A1		
Castle Hill (W)	Yo Lo Inc		A1		
Castle Hill (W)	Capeli Hair Dressing				A1
Castle Hill (N)	Fleurish Florists		A1		

Newbiggin St (S)	Citizens Advice (CAB)				D1
Newbiggin St (N)	Unicorn (PH)		A2		
Newbiggin St (N)	Richmond Fisheries		A5		
Newbiggin St (N)	House		C3		
Newbiggin St (N)	K2 Body Art		A1		
Newbiggin St (N)	Me & Mi (Gifts/Homeware)		A1		
Newbiggin St (N)	William Hill		A2		
Newbiggin St (N)	House		C3		
Newbiggin St (N)	Conservative Club		A4		
Newbiggin St (N)	Comrades Club		A4		
Finkle Street (N)	Lemon	A1			
Finkle Street (N)	Help the Aged Charity Shop	A1			
Finkle Street (N)	OHM Health & Wellbeing			A2	
Finkle Street (N)	Madame Butterfly Lingerie	A1			
Finkle Street (N)	Rustique Restaurant	A3			
Finkle Street (N)	AMS Beauty	A1			
Finkle Street (N)	The Post Office	A1			
Finkle Street (N)	Yeoman's Outdoors	A1			
Finkle Street (N)	L G Hair	A1			
Finkle Street (N)	Black Lion Hotel PH	A4			
Finkle Street (N)	Castle Walk Sports Shop	A1			
Finkle Street (N)	Oxfam Charity Shop	A1			
Finkle Street (N)	Tasty Macs Sandwich Shop (Closed due to fire damage)	A1			
Finkle Street (N)	Urban Spa Retreat (Closed due to fire	A1			

	damage)				
Newbiggin E	Cooper Leatherbarrow Opticians				A1
Finkle Street (S)	Ken Warner grocer (Thornton's)	A1			
Finkle Street (S)	Sue Ryder Care Charity Shop	A1			
Finkle Street (S)	Angus Morton's Butcher	A1			
Finkle Street (S)	Duncan's Tearoom			A3	
Finkle Street (S)	Meynell Pet & Garden Supplies	A1			
Finkle Street (S)	Showcase Gallery	A1			
Finkle Street (S)	Wives Kitchen Health Food shop	A1			
Finkle Street (S)	Acupuncture & Holistic Health			A1	
Finkle Street (S)	Hindsight Accountants LLP			A2	
Finkle Street (S)	Love & Light	A1			
Finkle Street (S)	General Store	A1			
Finkle Street (S)	Mackenzie Thorpe Arthaus	A1			
Finkle Street (S)	Chalk Paints Workshops	A1			
Finkle Street (S)	Benson Wood Chambers & Accountants			A2	
Rosemary Lane (W)	Unicorn (PH)		A4		
Rosemary Lane (W)	Knit Owl		A1		
Rosemary Lane (W)	Gem		A1		
Rosemary Lane (W)	Wells Chiropractic		A1		
Rosemary Lane (W)	Larches Chainstore Outlet		A1		
Rosemary Lane (W)	Dentist		D1		
Rosemary Lane (W)	Lily Gifts (Closed to reopen as Barratts restaurant)		A3		
Rosemary Lane (W)	Lily Licenced Café (Closed to reopen as		A3		

	Barratts restaurant)				
Rosemary Lane (W)	Newton’s Solicitors		A2		
Rosemary Lane (E)	Pizza Figaro		A5		
Rosemary Lane (E)	Identity Hairdressers		A1		
Rosemary Lane (E)	The Cavern		A4		
Rosemary Lane (E)	Stuart Hamilton - Butcher		A1		
Rosemary Lane (E)	British Red Cross		A1		
Victoria Road (S)	Nisa Local & Filling Station				A1/Sui Generis
Victoria Road (S)	House				C3
Victoria Road (S)	Electricity Sub Station				
Victoria Road (S)	House				C3
Victoria Road (S)	St Teresa's Hospice Home Shop				A1
Victoria Road (S)	Black Lion Hotel Buildings				A4/A5
Victoria Road (S)	The Fleece Hotel				A4
Victoria Road (S)	The Georgian Theatre				Sui Generis
Victoria Road (S)	The Turf Hotel				A4
Frenchgate (W)	Frenchgate Café & Bistro		A3		
Frenchgate (W)	House		C3		
Frenchgate (W)	Vacant (Salon 25)		A1		
Frenchgate (W)	House		C3		
Frenchgate (W)	Ryders Care		C2		
Frenchgate (W)	Edwina's Cakes		A1/A3		
Frenchgate (W)	Fabulous Dress Agency		A1		
Frenchgate (W)	Richmond Shoe Repairs		A1		

Frenchgate (W)	Altered Image		A1		
Frenchgate (W)	Barber Shop		A1		
Frenchgate (W)	Alderson estate Agents		A2		
Frenchgate (W)	Frenchgate Fudge Shop		A1		
Frenchgate (E)	Council Offices		B1		
Frenchgate (E)	YFC Chiropodists, podiatry and reflexology		A1		
Frenchgate (E)	Residential		C3		
Frenchgate (E)	Residential		C3		
Frenchgate (E)	Garrison letting Agency		A2		
Frenchgate (E)	Lloyds 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	8	38	3		2	1		2					
King Street (E)	Primary	8	75	6	1	1								
King Street (W)	Secondary	7	29	2	5									
Market Place (N)	Primary	15	67	10	2		1			1	1			
Market Place (W)	Primary	14	64	9	2	1	1	1						
Market Place (S)	Secondary	15	27	4	1	1	3	2	4					
Market Place (E)	Primary	5	100	5										
Market Place Central	Secondary	12	50	6		2		2	2					
Castle Hill (E)	Secondary	9	56	5	1	2					1			
Newbiggin St (N)	Secondary	9	22	2	2		2	1					2	
Finkle Street (N)	Primary	13	85	11		1	1							
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	12	58	7	1	1						1	2	
Frenchgate (E)	Secondary	6	17	1	2								2	1

Appendix 2: Catterick Garrison Town Centre Health Check & Surveys

Diversity of uses

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

Retail Uses

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

Convenience Uses

Catterick Garrison Town Centre contains 7 convenience retail units, equating to 9.5% 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 an independent off licence and protein bar.

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

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

Comparison Uses

Catterick Garrison Town Centre contains 24 comparison retail units, equating to 32% of the total number of units, which is below the national average of 40.8%. Reflective of Catterick Garrisons emerging role as modern format town centre a number of national or regional non-food multiple retailers are now represented following the new Princes Gate development. This includes the major fashion retailer Next along with Sports Direct, Boots, Cotswold, Brantano, Peacocks and Pets at Home. There are also a number of discount retailers including B & M Home, Poundland, Poundstretcher 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 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, 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 TSB represented. There are also 7 independent hair and beauty salons, equating to 9.5% of the total units in the town centre. There are 3 hot food takeaways, equating to 4% of the total number of units. A number of the restaurants also provide takeaway food. The takeaways/restaurants are clustered together and do to a degree impact upon the overall vitality of the town centre on evenings but this is not considered to be significant.

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

Community / Tourism Facilities

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

Retailer representation and intentions to change representation

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

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

Proportion of vacant street level property

There are 5 vacant units within Catterick Garrison Town Centre, amounting to a vacancy rate of 6.8%, 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.

Only one of the vacant units is located in the primary frontages and the remainder are located within the secondary frontages. The unit in the primary frontage has only recently become vacant following the re-location of Boots in to the new Princes Gate development. 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

A business survey was carried out by the Council in 2015 which asked businesses for views on their nearest town centre as both business owners and customers.

Quality of Catterick Garrison Town Centre

The following table summarises the responses received regarding the quality of Catterick Garrison Town Centre. It is clear that the majority of respondents considered the safety and security to be quite good and the built environment to be quite or very good.

The qualities factor that the majority of respondents at Catterick Garrison Town Centre considered to be quite or very poor was the range of shops and services available, however the survey was completed prior to the completion of the Princes Gate development so opinions may now differ when next year's survey is completed.

Quality of Catterick Garrison Town Centre	No reply	Very good	Quite good	Neither good nor poor	Quite poor	Very poor	Don't know
Availability of parking	-	3	4	5	3	3	-
Built environment e.g. open spaces	1	6	8	2	-	1	-
Bus service	2	1	3	4	1	2	5
Entertainment and leisure facilities	3	1	2	5	4	1	2
General shopping environment	1	1	5	5	3	2	1
Liveliness /streetlife /character	3	-	1	5	3	2	4
Marketing /promotion	3	1	1	4	2	2	5
Quality of shops and services available	2	1	4	5	4	1	1
Quality /number of places to eat/drink	1	-	3	7	4	1	2
Range of shops and services available	1	1	3	6	4	3	-
Rents/rates	2	-	2	7	2	1	4
Safety/security	1	-	10	6	1	-	-
Street market	2	-	2	5	1	2	6
Traffic congestion	-	1	5	6	2	4	-

Balance of retail and services in Catterick Garrison Town Centre

Respondents were also asked regarding the balance of retail and other services in Catterick Garrison town centre. 43% of those responding to this question stated that there is a good balance between retail and other services.

Improvements required to Catterick Garrison Town Centre

Finally, respondents were asked what could improve Catterick Garrison town centre. The improvements identified most by respondents were improvements to car parking issues (61%); cheaper rates (50%) and; public toilets (44%).

Pedestrian flows

Whilst no formal pedestrian flow counts have been carried out within Catterick Garrison, flows have been 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.

Responses received to the business survey regarding perceptions to safety and security confirmed this with 56% of respondents considering the safety and security of Catterick Garrison Town Centre to be quite good and only 5% considering it to be quite poor and none very poor.

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. The majority of respondents to the business survey considered the built environment including open spaces at Catterick Garrison Town Centre to be either quite good (44%) or very good (33%).

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 it 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	3
	Balance of retail and services	3
	Need for Improvements	3
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	**3.4**
1 = Very Poor; 2 = Poor; 3 = Fair; 4 = Good; 5 = Very Good		

Catterick Garrison Town Centre Survey January 2016

Street	**Name**	**Primary Frontage (>/= 75% A1)**	**Secondary Frontage (<75% A1)**	**Upper Floors**	**Other**
Richmondshire Walk	Pound Stretcher 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	Vacant (Former Boots)	A1			
Richmondshire Walk	Tesco	A1			
Gough Road (S)	MacDonald's				A3/A5
Gough Road (S)	Tesco Petrol Station				Sui-Generis
Gough Road (S)	B & M Home Bargains				A1
Gough Road (N)	Leisure Centre				D2
Gough Road (N)	Library				D1
Princes Gate	Cinema		D2		
Princes Gate	Yet to be occupied		A3/A5		
Princes Gate	Yet to be occupied		A3/A5		
Princes Gate	Yet to be occupied		A3/A5		

Princes Gate	Yorkshire Trading Co	A1			
Princes Gate	Cotswold	A1			
Princes Gate	Pets at Home	A1			
Princes Gate	Poundland	A1			
Princes Gate	Iceland	A1			
Princes Gate	Next	A1			
Princes Gate	Boots	A1			
Princes Gate	Brantano	A1			
Princes Gate	Sports Direct	A1			
Princes Gate	Yet to be occupied	A1			
Princes Gate	KFC				A3/A5
Princes Gate	Dominos (Yet to open)		A1, A3, A4, A5		
Princes Gate	Holland & Barratt		A1		
Princes Gate	Costa		A3/A5		
Princes Gate	Subway (Yet to open)		A3/A5		
Princes Gate	Barnardo’s		A1		

Princes Gate	Coral (Yet to open)		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)	Nail Bar		A1		
Richmond Road (N)	Hair Salon		A1		
Richmond Road (N)	Barbers Shop		A1		
Richmond Road (N)	Vacant (HM Supplies Limited)		A1		
Richmond Road (N)	Paint and DIY supplies		A1		
Richmond Road (N)	Delish		A5		
Richmond Road (N)	Studio 19 Photography		A1		
Richmond Road (N)	Health Centre		D1		
Richmond Road (N)	Vacant (Adventure Outdoors)		A1		
Richmond Road (N)	Bank Cycles		A1		
Richmond Road (N)	Kath Bower Physiotherapist		D1		

Richmond Road (N)	Georgian Hair & Beauty		A1		
Richmond Road (N)	Lloyds TSB		A2		
Richmond Road (N)	Simply Beds		A1		
Richmond Road (N)	Scott Wright Solicitors		A2		
Richmond Road (N)	Love property (Estate Agency)		A2		
Richmond Road (N)	Clark Willis		A1		
Richmond Road (S)	North Coast 4 x 4		Sui-Generis		Sui-Generis
Richmond Road (S)	Aldi	A1			
Richmond Road (W)	CC Garage				Sui-Generis
Richmond Road (W)	24 hr Taxi				Sui-Generis
Shute Road (E)	St Johns Community Centre		D1		
Shute Road (E)	Entice Nail Studio		A1		
Shute Road (E)	Vacant (Londis)		A1		
Shute Road (E)	Barbers Shop		A1		
Shute Road (E)	Clothing		A1		
Shute Road (E)	Expressions- hair and beauty		A1		
Shute Road (E)	Muse Bar		A4		
Shute Road (E)	Booze Buster		A1		
Shute Road (E)	Vacant		A4		
Shute Road (E)	Asha Tandoori Restaurant		A3		

Shute Road (W)	Eastern District Tailors				A2
Shute Road (W)	Happy House				A5
Shute Road (W)	Protein Bar				A1
Catterick Road (N)	Defence Dental Services				D1

Proportion of uses within Catterick Garrison Primary and Secondary Frontages

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

Appendix 3: Leyburn Town Centre Health Check

Diversity of uses

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

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

Retail Uses

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

Convenience Uses

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

There is no large supermarket within or on the edge of Leyburn town centre which is expected for a centre of Leyburn 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 make up 52% of the total number of retail and service units in the town centre, which is significantly above the national average of 36.6% and reflective of Leyburn's local service centre role providing services to a wider rural hinterland. Financial and professional services such as estate agents, solicitors and banks make up 19% of the total number of units with a 3 national high street banks Barclays, HSBC and Yorkshire Building Society represented. Reflecting Leyburn's tourist's role there are also a number of restaurants, cafes and pubs, equating to 17% of the total number of town centre units. There are also 8 independent hair and beauty salons, equating to 11% of the total units in the town centre. There are 3 hot food takeaways, equating to 4% of the total number of units. None of the takeaways are particularly clustered together and therefore are not considered to particular impact upon the overall vitality of the town centre on evenings as does happen in other locations.

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

Community / Tourism Facilities

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

Retailer representation and intentions to change representation

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

The retailer representation in Leyburn Town Centre is likely to remain fairly stable reflecting the 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 change the retailer representation.

Proportion of vacant street level property

There are 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 during the economic recession as other centres nationally have.

Neither of the vacant units are located in the primary frontages and only one is located in the secondary frontage. Also, neither of the vacant units are any of the larger prominent units in the town centre. Taking this in to account, it is not considered that the vacant properties currently impact upon the overall vitality and viability of the town centre.

Commercial yields and rents on non-domestic property

As 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

A business survey was carried out by the Council in 2015 which asked businesses for views on their nearest town centre as both business owners and customers.

Quality of Leyburn Town Centre

The following table summarises the responses received regarding the quality of Leyburn Town Centre. It is clear that the majority of respondents considered a range of factors in Leyburn to be of quite or very good quality. These particularly include the quality and number of places to eat and drink; general shopping environment; built environment including open spaces; and; quality of shops and services available. The qualities of Leyburn Town Centre that the majority of respondents considered to be quite or very poor are bus services and entertainment and leisure facilities.

Quality of Leyburn	No reply	Very good	Quite good	Neither good nor poor	Quite poor	Very poor	Don't know
Availability of parking	1	9	32	7	15	9	-
Built environment e.g. open spaces	5	18	34	10	3	-	3
Bus service	2	3	12	12	20	10	14
Entertainment and leisure facilities	4	3	14	23	18	9	2
General shopping environment	2	21	34	9	7	-	-
Liveliness /streetlife /character	4	10	34	17	5	2	1
Marketing /promotion	2	4	26	22	11	3	5
Quality of shops and services available	2	19	36	9	6	1	-
Quality/number of places to eat /drink	1	17	43	7	5	-	-
Range of shops and services available	3	18	32	17	-	3	-
Rents/rates	7	6	9	25	6	3	17
Safety/security	1	10	37	16	4	-	5
Street market	4	12	35	11	3	3	5
Traffic congestion	2	4	23	29	8	7	-

Balance of retail and services in Leyburn Town Centre

Respondents were also asked regarding the balance of retail and other services in Leyburn town centre. The majority (79%) of respondents stated that there is a good balance between retail and other services.

Improvements required to Leyburn Town Centre

Finally respondents were asked what could improve Leyburn town centre. The improvements identified most by respondents were improvements to car parking issues (56%); improved public transport (40%); cheaper rates (40%) and; greater promotion/marketing of the centre.

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.

56% of respondents to the business survey consider the availability of parking in Leyburn Town Centre to be quite or very good.

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.

Responses received to the business survey regarding perceptions to safety and security confirmed this with 47 respondents considering the safety and security of Leyburn Town Centre to be quite or very good and only 4 respondents considering it to be quite poor and none very poor. In addition, only 2 respondents (2.7%) suggested there was a need for improved security and/or CCTV.

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. The majority of respondents to the business survey considered the general shopping environment of Leyburn Town Centre to be either quite good (47%) or very good (29%).

Overall Vitality & Viability of Leyburn Town Centre

In summary 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 should be able to build upon and maintain it strengths as a local service centre offering a range of retail and services to a wider rural hinterland whilst seeking to improve some areas of weakness such as community and tourism provision.

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	4
	Balance of retail and services	4
	Need for Improvements	3
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 January 2016					
Street	**Name**	**Primary Frontage (>/= 75% A1)**	**Secondary Frontage (<75% A1)**	**Upper Floors**	**Other**
Market Place (N)	K Teas (Café)		A3		
Market Place (N)	VACANT		A1		
Market Place (N)	Norman F. Brown Estate Agent		A2		
Market Place (N)	Thomas The Baker		A1/A5		
Market Place (N)	The Golden Lion Hotel PH		A4		
Golden Lion Yard	Sam Turners Outlet (Agric Hardware)				A1
Golden Lion Yard	Critchley Hall Solicitors				A2
Golden Lion Yard	Yorkshire Building Society				A2
Golden Lion Yard	VACANT				-
Golden Lion Yard	Lynn Ward Artist				A1
Golden Lion Yard	Cut the Mustard (Hair Salon)				A1
Market Place Centre	House & Home (Home Accessories)	A1			
Market Place Centre	St Teresa's Hospice (Charity Shop)	A1			
Market Place Centre	St Teresa's Hospice (Charity Shop)				
Railway Street (York House)	One Stop Shop (Convenience Store)	A1			

Railway Street	RF Broadley Insurance Brokers				A2
Railway Street	Methodist Chapel				D1
Market Place	Sandpiper PH				A4
Railway Street	Newton’s Solicitors - Solicitor				A2
Railway Street	Skipton Building Society			A2	
Railway Street (N)	Giovanni's Restaurant		A3		
Railway Street (N)	J R Hopper Estate Agent		A2		
Railway Street (N)	Antiquete’s Brocante		A1		
Railway Street (N)	Dragon Inn Chinese Restaurant / Takeaway		A3		
Railway Street (N)	Yorkshire Cottages (Holidays)		A2		
Railway Street (S)	AC Galleries		A1		
Railway Street (S)	House		C3		
Railway Street (S)	J Gamble TV / Electrical		A1		
Railway Street (S)	Sue’s Barber Shop		A1		
Railway Street (S)	House		C3		
Railway Street (S)	Robin Jessop Estate Agent		A2		
Railway Street (S)	Clyde House		C2		
Market Place (S)	Vivo Hour (Hair Salon)	A1			
Market Place (S)	Saffron Indian Restaurant / Takeaway	A3			
Market Place (S)	Quaint & Quirky (Crafts)	A1			
Market Place (S)	Halls the Butchers	A1			
Market Place (S)	Just Hair Salon	A1			
Market Place (S)	Co-operative stores (inc. sub post office)	A1			

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

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

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	5	20	1	2	2						
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 2014/15		
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	
St Martins Priory Ruins, A6136, St Martin's, Richmond	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.	
Old Grandstand, Old Racecourse, Richmond	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.	
Keld Heads Lead Smelt mill and mine complex, Preston-under-Scar	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.