



The countryside charity
North Yorkshire

PO Box 189
York
YO7 9BL

www.cprenorthyorkshire.co.uk

Tel: 07983 088120
Email: info@cprenorthyorkshire.co.uk

Branch Chair
Jan Arger

Authority: Richmond District Council

Type of consultation: Planning Application

Full details of application/consultation: 21/00529/FULL - Full Planning Application for 240 Residential Dwellings and Associated Works

At land at: Land North of Catterick Road Catterick Garrison North Yorkshire

Type of response: Comment

Date of Submission: 12th August 2021

All responses or queries relating to this submission should be directed to the Secretary for the Trustees at the contact details shown above on this frontispiece.

All CPRE North Yorkshire comments are prepared by the charity using professional planners whose research and recommendations form the basis of this response in line with national CPRE policies.

External planning consultant used in this response:



KVA Planning Consultancy
Katie Atkinson, BA (Hons), Dip TP, MA
MRTPI
www.kvaplaning.co.uk

Comment

CPRE North Yorkshire (CPRENY) welcomes the opportunity to comment further on this application for 240 residential dwellings and associated works at land to the north of Catterick Road, Brough with St. Giles.

CPRENY note that whilst this site is not allocated within the adopted Local Plan, part of the site is allocated via the emerging Local Plan which we have recently commented on. As this is at an early stage in the plan preparation process no weight can be attributed to it as yet. However, given the growth strategy for the Catterick Garrison area, CPRENY do not object to the principle of development here, although have concerns over the scale of the proposal at this greenfield location. We also note the positive comments from the Colburn Town Council and contradictory concern of local residents.

The application is for 240 dwellings across the whole of the proposed site, whilst the emerging Local Plan allocates only the western part of the site for 117 dwellings, presumably due to the surface water flood risk across part of the site. As part of the emerging Plan's evidence base, the Strategic Housing Land Availability Assessment (SHLAA), however, assessed the whole of the site for development as part of the wider Catterick Garrison site. Should the Council be so minded as to approve this site in its entirety, they would need to ensure that this level of development, alongside that which is already in the planning process and has received outline permission on adjacent land, plus those sites at Catterick Garrison coming forward through the emerging Local Plan, will not totally engulf the area and cumulatively alter the character of Brough with St Giles to its detriment. Given the fact that the site is currently contrary to adopted policy and the emerging policy is for circa half of the number of dwellings on a proportion of the site, it is considered that the proposal is currently too large in scale and contrary to the emerging strategic growth direction. Development of this site in its proposed guise would encroach significantly onto the countryside way beyond the proposed settlement boundary in the emerging Local Plan.

The Planning Statement details the fact that the affordable housing policy (which currently expects 40% of new homes to be affordable for sites of over 10) and that the favoured approach would be to follow that in the emerging Local Plan of 15-30%. Given the fact that the developer is proposed to build 50% more housing than that proposed in the Local Plan, CPRENY would hope that the Council would, if this approach were to be adopted, ensure that the higher value is to be delivered across the site in line with local need – 30%.

Whilst it is encouraging that the developer has proposed the delivery of greenspace and the retention of and addition to the number of trees across the site, CPRENY are disappointed that it is not possible to ascertain whether there is a measurable net gain for biodiversity across the site in line with the requirements of the revised NPPF (2021) and the future Environment Bill. All developments now must integrate a measurable net gain of biodiversity therefore use of a metric would have been helpful. CPRENY would ask the Council to clarify this prior to determination of the proposal. Furthermore, the revised NPPF sets out the value of tree-lined streets and the importance of beautiful design which can aid climate change and provide both mental and physical health benefits. CPRENY would hope that the overall landscape masterplan of the site and overall design would be considered again prior to determination to incorporate these revisions.

Furthermore, the applicant's energy statement showing a 24.66% reduction in emissions and the use of sustainable building materials and PV is welcomed. CPRENY would hope that this would be conditioned to ensure delivery. To meet legal agreements by 2050 the UK is going to have to require a firm commitment across all new buildings and via all developments alongside incorporating green building materials and measures to ensure a net gain in biodiversity as standard and CPRENY would encourage the developer to increase this percentage further across the whole site if possible.

CPRENY reserve the right to comment further should additional information be submitted in support of this application.