

**LAND ADJACENT TO MANOR FARM  
CATTERICK VILLAGE**

**OUTLINE APPLICATION FOR 10 DWELLINGS**

**PALLET HILL SAND AND GRAVEL CO LTD**

**PLANNING AND SUSTAINABILITY STATEMENT**

**MARCH 2016**

**DAVIS PLANNING  
PARTNERSHIP**

CHARTERED TOWN PLANNERS

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**Land adjacent to Manor Farm, Catterick Village  
Pallett Hill Sand and Gravel Co Ltd**

**Proposed 10 new dwellings, (6 No market dwellings and 4 No affordable dwellings) with access, associated car parking and landscaping, (outline application with all matters apart from access reserved).**

**Planning and Sustainability Statement**

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## **1. National Planning Policy in the National Planning Policy Framework (NPPF)**

- 1.1 The NPPF says that development that is sustainable should go ahead without delay and introduced the presumption in favour of sustainable development that is the basis for every plan and every planning decision. This application endorses that aim in on the NPPF to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes, (para 57).
- 1.2 The aim of this application is to provide a basis for a new local development which will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development. The indicative design establishes a strong sense of place, using streetscapes and buildings to create attractive and comfortable place in which to live. It optimises the potential of the site to accommodate development, creates and sustains an appropriate mix of housing types and includes the incorporation of green public space as part of the development.
- 1.3 The development, if permitted, will support local facilities in Catterick Village and the design aims to respond to local character and history and reflect the identity of local surroundings and exterior materials.
- 1.4 The indicative layout will provide a basis for a developer to create a safe and accessible environment where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and where buildings and open spaces are visually attractive as a result of good architecture and appropriate landscaping.

## 2. Sustainability of Location

2.1 Catterick Village offers a wide range of community services, facilities and employment opportunities including:-

- Michael Sydall Primary School
- Health Centre
- Pharmacy
- St Anne's Church
- Chapel
- Memorial Hall
- Bank
- ATM Facility
- Service Station & Used Car Sales
- Convenience Store
- Newsagents & Café
- Butcher
- Pet Shop
- Village Sports Association – Football, Cricket, Basketball, Athletics Junior Football Club BMX/Mountain Bike Track
- Footpaths and Bridleways
- Businesses/Employment – Racecourse and Sunday Market, (Catterick Bridge), Quarry Processing Yard, Offices, Bank and retail, sewing/repairs, patisserie, guest houses and bed and breakfast establishments, farms, farm related businesses and livery
- Tourism – tourist accommodation, Roman archaeological interests, local wildlife and conservation interests, village green and stream, local walks and visitors to the Garrison
- Public transport and good road and cycle links to Richmond, the Yorkshire Dales National Park, the North Yorkshire Moors National Park, Durham City and tourist destinations in Yorkshire and Durham
- Hairdressers
- Gift Shop
- Sewing shop
- 3 Pubs
- 4 Takeaways/Restaurants
- Catterick Village Social Club
- Parish Council
- Community Hall/Institute
- Marne Barracks Leisure Facilities
- Village Pavilion Sports Field

2.2 The following bus routes serve the village:

- **34, X34** – Richmond to Darlington – every 2 hours during day Mon – Sat
- **54** – Northallerton to Richmond – 4 times daily – Mon to Sat
- **X26** – Darlington, Catterick Garrison and Richmond to and from Marne Barracks – Twice from Marne Barracks in morning and to it in evening – Mon to Fri.

- 2.3 There are frequent main line train services to and from the close by towns of Darlington and Northallerton to London and Edinburgh. Catterick Village is a sustainable location for new housing development which would also support and sustain existing social and community facilities in the village and locality.
- 2.4 Although the proposed site is on the edge of the village it is within easy walking distance of the facilities within the village and bus stops, (see Location Plan Appendix A).

### **3. Local Planning Policy in the Richmondshire Local Plan Core Strategy 2012 -2028 (LPCS)**

- 3.1 Local planning policy for the site is set out in the LPCS and saved Policy 23 from the 1999-2006 Richmondshire Local Plan as modified by Core Policy CP4. The site lies adjacent to the development limits for Catterick Village set in Policy 23. There are only very limited opportunities remaining within the settlement boundary set in the 1999 Plan for new development.
- 3.2 The site is outside the Conservation Area boundary and outside the amended boundary of the SINC for Pallett Hill.
- 3.3 Policy CP4 allows for new development adjacent to and outside development limits. The relevant part of the policy says:-

*“Core Policy CP4:*

*Supporting Sites for Development*

*Development or activities of a scale and nature appropriate to secure the sustainability of each settlement in the hierarchy defined in Spatial Principle SP2 and elsewhere through Spatial Principle SP3 will be supported taking account of the following:*

- 1. Proposals should reflect and deliver:*
  - a. the strategy for the future development of the plan area, in particular in terms of the scale and distribution of development defined in the Core Strategy;*
  - b. an effective response to Climate Change in accordance with Core Policy CP2 and sustainable development in accordance with Core Policy CP3, and consistent with national planning policy relating to the achievement of sustainable development and communities;*
  - c. the settlement or location specific guidance contained in the Sub Area Strategies and supplementary guidance;*
  - d. development which provides for the social and economic needs of the local community;*
  - e. development that is proportionate to the existing settlement size and local service provision;*

- f. the expressed preferences of the local community about the type, form and location of development in each settlement, advanced through Neighbourhood Planning processes;*
  - g. any future planning policy documents, including masterplans concerning detailed matters relating to the layout, design or other aspects of the development.*
- 2 The location of any development proposal should be:**
- a. consistent with the Delivering Development Plan or revised Local Plan land availability policies once published. Pending the Delivering Development Plan or revisions to Local Plan land availability policies, development proposals should be in, or if deliverable opportunities do not exist within, adjacent to the settlement's Development Limits as defined on the Local Plan 1999-2006 Proposals Map or main built up confines where they do not exist;*
  - b. in all cases:*
    - i accessible and well related to existing facilities;*
    - ii within the capacity of existing infrastructure, or it can be demonstrated that necessary additional infrastructure will be provided.*
- 3 Development should be consistent with the requirements of Core Policies, and should not:**
- a. impact adversely on the character of the settlement or its setting, important open spaces and views; designated and undesignated heritage assets and the character of the landscape;*
  - b. lead to the loss of, or adverse impact on, or cause deterioration of important nature conservation, water bodies or biodiversity or geodiversity sites;*
  - c. result in the unacceptable loss of locally important open spaces or community facilities;*
  - d. be located in areas of flood risk or contribute to flood risk elsewhere;*

*e. cause significant adverse impact on amenity or highway safety.....”*

- 3.4 The proposal accords with 1b and c of this policy in that Catterick Village is identified as a Service Village for the Central Richmondshire sub area which has an overall target to deliver 240 houses across three service village (Catterick, Brompton on Swale and Scorton), in the period up to 2028. Although part of the 80 houses for Catterick Village has been met by permissions and development, there is still a requirement for additional sites. The proposed development, if permitted, will support local facilities and services in the village in accordance with criteria d and at 10 houses, it is proportionate to the existing settlement size and local service provision, (e).
- 3.5 The proposed site is adjacent to the settlement’s development limits , accessible and well related to existing facilities and development can take place within the capacity of the existing infrastructure to accord with 2 b of policy CP4.
- 3.6 Development would complement and enhance the character of the settlement and would not have any adverse impact on nature conservation, water bodies or biodiversity or geodiversity sites, (para 3 a and b of Policy CP4.)
- 3.7 The proposed design incorporates the existing route of the bridleway, and would not result in loss of local open space or community facilities (c).
- 3.8 The site is not located in a flood risk area and traffic from 10 no dwellings would have no significant adverse impact on either amenity or highway safety (3 d and e).
- 3.9 The proposal therefore accords with the provisions and the criteria asset in Core Strategy policy CP4.
- 3.10 Core Policy CP5: “Providing a Housing Mix” says that development must take account of the local housing requirements across all sectors of the community in terms of size, type and tenure, and also the accessibility and adaptability of dwellings. The scheme as proposed and set out in the indicative layout, (Appendix B), provides for a range of house types and sizes to provide for all sectors of the community and ranging in size from 68 sq m to 139 sq m.

- 3.11 The proposal accords with the provision of Policy CP6 which requires that 40% of the proposed housing is affordable housing. Of the 10 dwellings proposed, 4 are “Affordable” to meet local needs.
- 3.12 Core Policy CP12: Conserving and Enhancing Environmental and Historic Assets will be examined in the Heritage Statement which assesses the proposal in terms of its impact on and ability to enhance the Conservation Area of Catterick Village. The relevant part of the policy says that development or other initiatives will be supported where they conserve and enhance the significance of the plan area’s natural and man-made, designated or undesignated assets.
- 3.13 It says that development will not be supported which:
- a. has a detrimental impact upon the significance of a natural or man-made asset;
  - b. is inconsistent with the principles of an asset’s proper management.

The policy says that where avoidance of adverse impacts is not possible, necessary mitigation must be provided to address any potential harmful implications of development. Where adequate mitigation measures are not possible, compensatory measures will be required.

- 3.14 Core Policy CP13: Promoting High Quality Design says that high quality design of both buildings and landscaping is a priority in all development proposals. It says that support will be given for proposals that:
- a. provide a visually attractive, functional, accessible and low maintenance development;
  - b. respect and enhance the local context and its special qualities, including its design features, landscape, social activities, historic environment and nationally and locally recognised designations;
  - c. optimise the potential of the site;
  - d. minimise the use of scarce resources;
  - e. adopt sustainable construction principles;

- f. facilitate access through sustainable forms of transport;
- g. secure improvements to public spaces and incorporate public art, where appropriate.

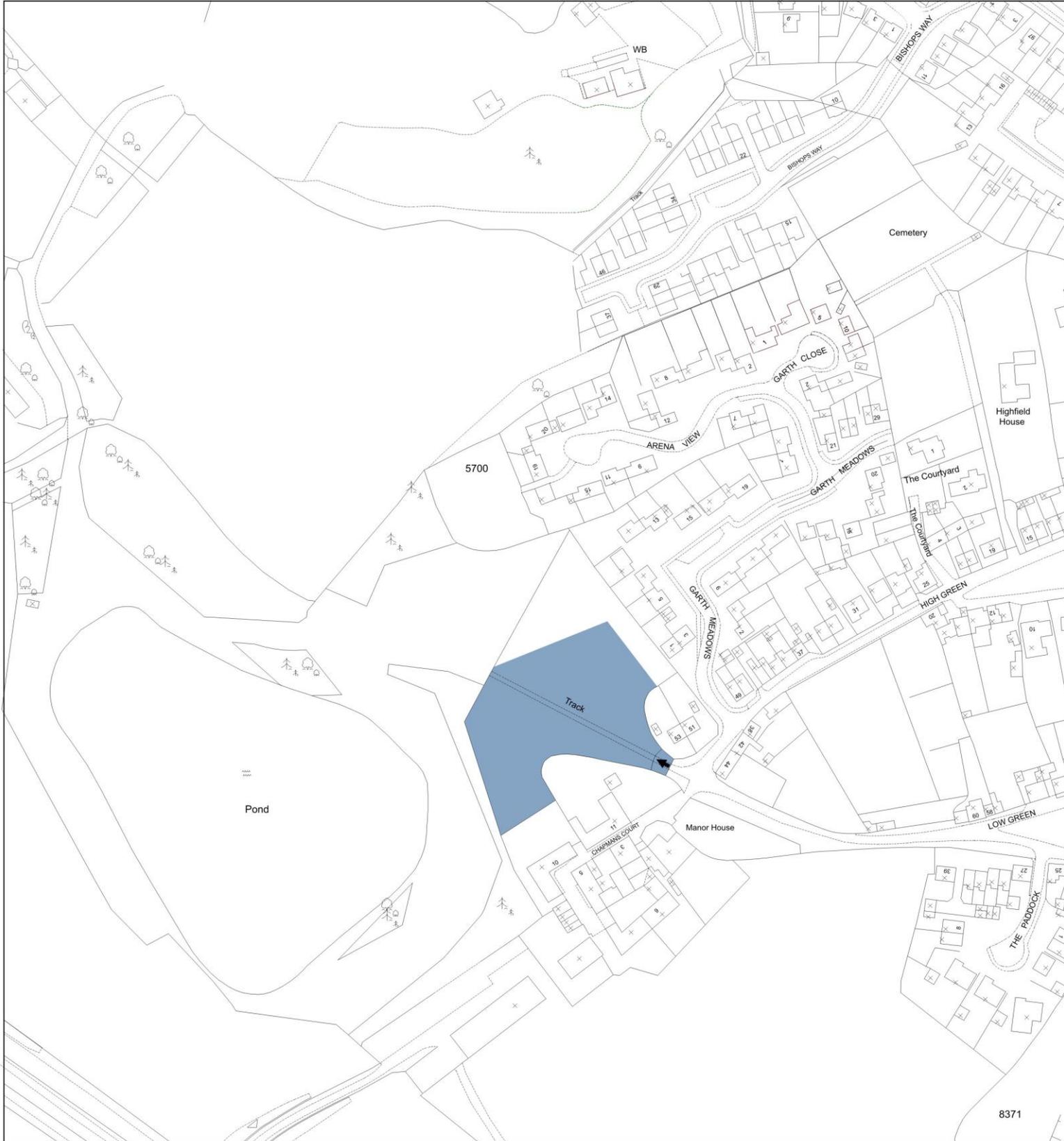
3.15 It says that design of all developments (including transport schemes) must take account of the need to promote safe living environments and reduce the opportunities for crime and the fear of crime, disorder and anti-social behaviour. A balance should be made to limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and areas of nature conservation. Development proposals should be supported by a Design Statement.

3.16 This application is supported by a Design and Access Statement which assesses the impact of the proposals on the local environment and explains how the indicative design can guide the development at the detailed design stage to enhance the character and appearance of the area and the Conservation Area.

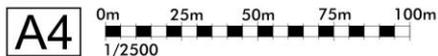
3.17 Although this is an outline application with all matters apart from access reserved, the indicative design is submitted to demonstrate to the Local Planning Authority and the public that development can take place on the site in a manner which accords with the Council's design standards and to a high standard of design and layout.

## **Appendix A Location Plan**

Land Adjacent to Manor Farm Catterick Village  
 Planning and Sustainability Statement



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Site area : 0.53 ha

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PALLET HILL FARM CATTERICK  
 LAND ADJACENT TO MANOR FARM

LOCATION

Scale	1:2500 (at A4)
Date	October 2015
Drawing No	15.70.001
Rev	00

**DAVIS PLANNING  
 PARTNERSHIP**

CHARTERED TOWN PLANNERS

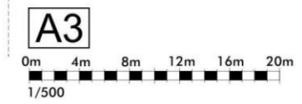
## **Appendix B**

### **Indicative Layout**



**LEGEND**

Type	Floor area	Bedrooms	Persons	No
A	139 sq m	4	7	2
B	97 sq m	3	5	1
C	133 sq m	4	6	1
D	106 sq m	4	6	2
E	71 sq m	2	4	1
F	94 sq m	3	5	1
G	68 sq m	2	4	2
<b>Total</b>				<b>10</b>
<b>Site Area</b>	<b>0.53 ha</b>			



Client	Palsett Hill Sand and Gravel Company Limited
Project	Land adjacent to Manor Farm Catterick
Title	<b>HOUSING DEVELOPMENT INDICATIVE LAYOUT</b>
Date	January 2016
Scale	1 : 500 (at A3)
Drawing no	09.34.15 Revision 03
<b>DAVIS PLANNING PARTNERSHIP</b> <small>CHARTERED TOWN PLANNERS</small>	