

# Public Document Pack



**Meeting:** Richmond (Yorks) Area Constituency Planning Committee

**Date:** Thursday, 8th June, 2023

**Time:** 10.00 am

**Venue:** Swale Meeting Room, Mercury House, Station Road,  
Richmond, DL10 4JX

## Update List

Update List - 8 June 2023

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When considering the overall planning balance, particular regard is given to the below planning benefits:

- Great weight is attached to the delivery of 240 dwellings in Catterick Garrison, adjacent to existing housing, where 62% of Council's housing is proposed to be delivered in the plan period and for which we are some way off meeting the target of at least 1,898 dwellings.
- Great weight is attached to the delivery of 30% affordable homes equating to 72 units with staggered delivery, an important asset to the area and will improve the lives of the households who access these properties.

Returning to viability, the Viability Report and review of this took place in January 2022. The Viability Report did not include monies/cost for the NHS or Colburn Community Sports Centre. On the 6<sup>th</sup> June 2023 the applicant submitted a letter providing an update on viability with the main points being that since January 2022: (a) house prices across the UK have fallen on average by 1.2% according to Nationwide Building Society's Housing Price Index; (b) build costs have increased by 9.5% over the same period; (c) the development costs have risen from the agreement to include First Homes as a proportion of the Discount Market units together with two new financial obligations of £56,012 for the highway network and £47,560 Colburn Leisure Centre.

It is agreed that the development viability/ profitability will have reduced since the January 2022 report and review and therefore, 30% continues to be a reasonable amount with there not being any unusually high developers profits at the expense of affordable housing.

Colburn Community Sports Centre (current name)/ Colburn Leisure Centre (formally named)  
A Councillor has kindly raised a correction that Colburn Leisure Centre is now run by Colburn Town Council via a Community Group. The legal name of the Leisure Centre and the operator will be confirmed by legal and incorporated into the S106 if the application is resolved to be approved.

Correction

Paragraph 2.1 should refer to 135 no. dwellings, allowed on appeal in 2022, opposed to 145 written in the report.

Conditions Update

Condition 1: remove the following documents from the list of approved plans as they provide assessment opposed to aspects that need to be complied with:

- c) Design and Access Statement., rev. P19
- d) Planning Statement, June 2021
- e) Statement of Community Involvement, June 2021
- j) Sequential Test, Version 2, March 2022
- k) Heritage Statement, by BWB, ref. P02
- n) Landscape and Visual Impact Assessment, rev. c, dated June 2022

Condition 10: change plan revision from K to J, the most recent version

Condition 16: remove the restriction of no street lighting

Condition 17: to add additional text to allow for drainage phasing “If any drainage systems phasing is required, details shall be first be submitted to and agreed in writing with the Local Planning Authority. Thereafter the drainage system delivery shall take place in full accordance with the agreed phasing.”

Condition 18: to add additional text “Approved measures for specific dwellings such as installation of photovoltaic panels shall be installed in a fully functional manner prior to first occupation of that dwelling.”

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