

North Yorkshire Council

Executive

12 December 2023

Catterick Garrison Town Centre Regeneration – Levelling Up Fund Project

Report of the Corporate Director Community Development

1.0 PURPOSE OF REPORT
1.1 To seek authority from the Executive to enter into a Collaboration Agreement and Lease with the Defence Infrastructure Organisation on terms principally contained within this report; and
i. Delegate to the Corporate Director of Community Development, in discussion with the Executive Member for Open to Business and Corporate Director of Resources, to agree the final terms of a Collaboration Agreement and Lease with the Defence Infrastructure Organisation; and
ii. Note that this delegation will include the final determination of the Defence Infrastructure Organisation’s match funding contributions by way of capital costs and land value as well as securing sufficient on-going maintenance costs for the completed Levelling Up Fund (LUF) project from the Defence Infrastructure Organisation’s subsequent commercial and residential developments (as outlined in paragraphs 4.13 - 4.17).

2.0 SUMMARY

2.1 This report covers the current status of the Catterick Garrison Regeneration Project, and in particular, the outcome of legal discussions with the Defence and Infrastructure Organisation on the terms of the proposed Collaboration Agreement and Lease to be completed between the parties facilitating the LUF project delivery.

3.0 BACKGROUND

3.1 The Catterick Regeneration Project is aimed at regenerating part of Catterick Garrison Town Centre and is part of a wider general aim to improve Catterick Garrison Town Centre for residents.

3.2 The project’s vision is to transform Shute Road into an attractive, vibrant and inclusive town centre via the creation of a new town square with a community and enterprise facility and the rejuvenation of Coronation Park. This will provide a desirable, well-connected, dynamic place to meet and relax. To deliver on this vision, the town centre regeneration project is comprised of three core elements:

Project 1: Accessibility and Connectivity <i>(Transport infrastructure interventions)</i>	
1a	Pedestrian crossing improvements To improve green transport routes in and around the Catterick Garrison area. Two broad locations for the pedestrian crossings have been identified for potential improvement works on A6136 Richmond Road. These two locations include the, <ul style="list-style-type: none">▪ Northern Crossing – Consideration is being given to the existing staggered pedestrian crossing facility associated with Gough Road / A6136 Richmond Road traffic signal-controlled T junction), and▪ Southern Crossing – Close proximity of the ‘Aldi’ food-store access from A6136 Richmond Road.

1b	<p>Cycling infrastructure improvements To enhance key paths and cycle ways through Coronation Park and on the approach to the town centre. Existing routes will be upgraded and new sections established where gaps currently exist in the network.</p> <p>Proposed improvement works focus on the Catterick Road to Coronation Park corridor and routes through Coronation Park.</p>
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Project 2: Public Realm and Landscape <i>(Community infrastructure interventions)</i>	
2a	Creation of a new town square (circa 1,860sqm of new and enhanced public realm)
2b	Creation of a new pedestrian link between Richmond Road and Shute Road – featured ramped accessible walkway.
2c	Upgrade Coronation Park to include new play areas, active spaces, community garden area and walking routes.
2d	Strengthening green links to the parkland by drawing the landscape from Coronation Park through Shute Road to Richmond Road
2e	Installation of Ground Source Heat Pumps under the town square.

Project 3: Mixed Use Community and Enterprise Facility <i>(Community infrastructure interventions)</i>	
3a	Demolition of four buildings and site clearance works.
3b	<p>New build – one central building divided into three parts,</p> <ul style="list-style-type: none"> ▪ Community and Enterprise Facility. (1,250sqm with rentable office space (2nd floor), community spaces (1st floor) and food and beverage kiosks and seating (Ground floor)) ▪ Double height - Glass Pavilion (283sqm for indoor community seating and food and beverage kiosks). ▪ Shaded canopy to outdoor seating area and retail use. (609sqm)
3c	New car parking spaces to the south of the new Community and Enterprise Facility.
3d	Installation of photovoltaics to the roof area of the Community and Enterprise Facility building.

- 3.3 In August 2022 a LUF bid was submitted for the project which represented a joint working initiative between Richmondshire District Council, North Yorkshire County Council, the Ministry of Defence (MoD) and the Defence Infrastructure Organisation (DIO).
- 3.4 The LUF bid costs comprised a combination of the LUF grant and a total 10% match funding provided by the other project partners. The DIO/MoD's contribution is by way of land value of circa 4 acres, representing the project site and estimated at £1.395m, as well as a further £335k capital expenditure on demolition and vacant possession costs associated with the scheme. Direct financial contributions were also made by both Richmondshire District Council and North Yorkshire County Council in order to meet the 10% match funding required for the LUF bid.
- 3.5 It was envisaged that, if successful, the parties would enter into a formal collaboration agreement governing the delivery of the project in accordance with principles which had been agreed and set out in a Memorandum of Understanding (MOU) completed by the parties in July 2022 prior to the submission of the LUF bid.

3.6 The agreed principles of collaboration contained in the original project MOU were as follows:

- Match funding will be delivered by all parties in full in accordance with the timing requirements of the LUF;
- Transfer of the Shute Road park area within the red line boundary of the LUF will be by way of 125 year lease from the DIO to Richmondshire District Council (transferred to the North Yorkshire Council by virtue of Local Government Re-organisation on 1 April 2023) at a pepper corn consideration;
- The North Yorkshire Council will receive the LUF grant, deliver the LUF funded phase 1 of the town centre project and will bear the risk of cost of delivery;
- The management and maintenance of the new facilities will be the responsibility of the North Yorkshire Council;
- Management and maintenance of the new facilities may be addressed through a management and operation agreement with a third party;
- The North Yorkshire Council will bear the risk of the costs of maintenance and support until the MoD's wider town centre commercial and residential developments (phase 2), are in a position to contribute towards those costs to an agreed formula;
- The DIO/MoD will contribute to the on-going maintenance of specified elements of the phase 1 LUF project through service charges and/or developer contributions from its Phase 2 development;
- If the North Yorkshire Council has incurred any costs associated with the maintenance of the specified elements of the phase 1 project in the period between the phase 1 project becoming operational and the phase 2 project generating income then these costs will be mitigated by weighting contributions from the phase 2 developments towards those costs.

3.7 Phase 1 and 2 are intended to be complimentary developments. Phase 1 covers the land at Shute Road and Coronation Park. Phase 2 comprises other land owned by the MoD/DIO suitable for development situated in the wider Catterick Garrison Town centre including other parts of Shute Road.

3.8 Following notification of the bid's success, the Council's Executive on 30 May 2023 resolved to accept the Levelling Up Fund grant offer of £19,008,679 of capital grant funding from the Department of Levelling Up, Housing and Communities for the delivery of the Catterick Garrison Regeneration Project. It was noted that further reports would be brought back to Members, as appropriate, to facilitate the delivery of the scheme.

4.0 HEADS OF TERMS: COLLABORATION AGREEMENT AND LEASE

4.1 Following notification of the success of the LUF bid, the Council has been working with the DIO to agree heads of terms for a Collaboration Agreement and Lease to facilitate the delivery of the project in accordance with the LUF bid and the MOU principles. Draft Heads of Terms have now been agreed as set out below:

Collaboration Agreement

4.2 The Collaboration Agreement and the DIO's grant of access to the Council to the LUF project site to carry out the project works will be conditional upon the satisfaction of the following conditions:

- i. The DIO obtaining vacant possession of the LUF project site in accordance with the LUF programme;
- ii. The DIO carrying out demolition works of certain buildings at the LUF project site in accordance with the LUF programme and, to the satisfaction of the Council;

- iii. The Council applying for and obtaining satisfactory planning permission for the project works;
 - iv. The Council obtaining any necessary statutory orders for the project works;
 - v. The Council carrying out any necessary enabling works to the LUF site such as site surveys, temporary traffic management works, footpath diversions etc;
 - vi. The Council entering into contract with its appointed contractor to carry out the project works.
- 4.3 On the satisfaction of all of these conditions, both parties will become fully committed to the delivery of the project and the Council will be granted a licence over the LUF site to carry out the project works. The current programme indicates that works will start on site in April 2024.
- 4.4 The Council will commit to procure a contractor to carry out the works and deliver the three core elements of the LUF project. The Council will also commit to deliver the project in accordance with the LUF programme by an agreed longstop date and take responsibility for all cost overruns, subject to the agreed governance processes described below. The current programme indicates that all elements of the works will complete in July 2025 and the Council is currently in the process of procuring a contractor to deliver the project within the project budget as well as an operator to operate and manage the community and enterprise facility.
- 4.5 In taking responsibility for the delivery of the LUF project, the Council will also take responsibility for the section 106 obligation associated with its planning application. Early indication from the Council's planning team suggests that the potential planning obligations should not be particularly onerous and within budget.
- 4.6 There will be a right for the DIO as landowner to terminate the collaboration agreement. These rights will occur if the conditions outlined at paragraph 4.2 above are not discharged by an agreed longstop date; if the project works have not commenced or completed by an agreed longstop date; and if the Council commits a material breach of the agreement which is incapable of remedy. This termination right is subject to a dispute resolution procedure which also aligns to the project governance processes described below.
- 4.7 If the agreement is terminated then the parties will work together to approve a joint press release, the site will be returned to the DIO and, depending on the status of the project works, the Council may be required to reinstate the land to its original cleared condition.

Lease

- 4.8 The DIO's match funding for the LUF project is made up of capital works and the land value attributable to the LUF project site. By the terms of the Collaboration Agreement, the DIO will grant the Council a 125 year lease of the LUF site at a peppercorn on material start on site of the project works by the Council's appointed contractor.
- 4.9 The lease to the Council is fully repairing and insuring; on commercially acceptable standard terms and the use is restricted to open space, commercial and a community facility. On completion of the project the contractor will hand the site to the Council and the Council will then take on full responsibility for the LUF site from handover. As agreed in the original project MOU, the DIO will be required to contribute to the on-going maintenance of specified elements of the project works through service charges and developer contributions from Phase 2 through an agreed formula. The DIO will also be required to reimburse the Council for any maintenance costs incurred prior to Phase 2 becoming operational. Further detail on on-going maintenance costs is contained below.

Project Governance

- 4.10 The delivery of the Catterick Garrison Redevelopment LUF project represents a collaboration between the Council and the MoD/DIO. One of the pillar stones of the LUF funding assurance process is project governance and in recognition of this, the Council and DIO have set up a LUF Project Partnership Board which is made up of key representatives from the Council and the DIO and meets on a 6 weekly basis. The meeting is chaired by the Council's Assistant Director for Economic Development, Regeneration, Tourism and Skills.
- 4.11 In accordance with the LUF grant, the Collaboration Agreement will include these project governance processes. The LUF Project Partnership Board will be responsible for the overall direction and management of the project delivery. If necessary, project changes will be agreed at the Board and, where required, will be submitted to the Department of Levelling Up, Housing and Communities as project adjustment requests. The project objectives, core elements and/or any longstop dates will then be adjusted to reflect the agreed changes.
- 4.12 In the first instance, all disputes relating to the delivery of the LUF project, including issues relating to cost escalation or force majeure, will be referred to the LUF Project Partnership Board. If the dispute cannot be resolved at Board level, it will be referred to an agreed independent expert for resolution.

Match Funding

- 4.13 A requirement of the LUF grant is that the parties commit the match funding in accordance with the proportions in the LUF bid and outlined at paragraph 3.4 above. The parties are in the process of verifying the cost of demolition works and compensation due to tenants in order for the DIO to provide vacant possession of the site as well as obtaining an independent valuation of the LUF project site.
- 4.14 The final determination of and securing the adequacy of these match contributions will form part of the final legal agreement between the parties and it is proposed that authority is delegated to the Corporate Director of Community Development, in discussion with the Executive Member for Open to Business and Corporate Director of Resources, to make this determination, provided they satisfy the LUF grant funding requirements.

Maintenance

- 4.15 As outlined above, the original project MOU envisaged that the Council would be initially responsible for the maintenance costs associated with the different elements of the LUF project. However, as the LUF project has accelerated the ability of the DIO to deliver the commercial and residential elements comprised in Phase 2, it has been agreed that service charges and contributions from these elements will pay for the on-going maintenance costs (including life cycle replacement) of the LUF project including reimbursing the Council for any costs incurred prior to Phase 2 becoming operational.
- 4.16 The parties have been working together to finalise how these maintenance costs will be secured to give the Council sufficient comfort that these costs will be forthcoming. In seeking resolution, the parties have established that only the park and public infrastructure elements of the project should require maintenance contributions. Discussions continue on the sources of financial contributions, programme for Phase 2 including agreeing a longstop date as well as a default position should Phase 2 development not progress as planned.
- 4.17 The final agreed mechanism for securing maintenance contributions will form part of the final legal agreement and it is therefore proposed that authority is delegated to the Corporate Director of Community Development, in discussion with the Executive Member for Open to

Business and Corporate Director of Resources, to agree the final mechanism, provided it is in line with the principles contained in the original project MOU.

5.0 ALTERNATIVE OPTIONS CONSIDERED

- 5.1 There are no other options to consider in terms of regeneration of this area of Catterick Garrison. The LUF project is being carried out in accordance with the grant conditions and as envisaged by the original project MOU.

6.0 FINANCIAL IMPLICATIONS

- 6.1 The Council has accepted the offer of £19,008,679 of capital grant funding from the Department of Levelling Up, Housing and Communities in respect of the Catterick Garrison Town Centre Regeneration Project.
- 6.2 By entering into the Collaboration Agreement and Lease with the DIO, subject to satisfaction of the various conditions, the Council is committing to delivering the three core elements of the Catterick Garrison Regeneration Project in accordance with the LUF grant, to be responsible for all cost overruns associated with the project and maintenance costs, with the proviso that maintenance costs can be recovered from the DIO's Phase 2 development.
- 6.3 As the scheme design now progresses to the technical stage, the Council has been working with its appointed consultant, Align Property Properties as well as its internal street services parks team, to further define the maintenance costs associated with the park and public realm elements of the LUF project. These costs are currently estimated as £60k per annum.
- 6.4 One of the conditions to be satisfied is the Council entering into a building contract with a contractor for the construction phase of the project. On 15 September 2023 the Executive Member for Open to Business provided authority for the Council to procure a contractor to deliver the works via the Yorbuild Major Works Framework. As outlined in the report to the Executive Member, this will be a two-stage process with appointment of a contractor for the Early Contractor Involvement stage followed by the agreement of a within budget construction cost including project contingency before being appointed to proceed to the next phase. There will be a revised cost report undertaken before any entry into the construction phase contract. In addition, there will be stringent and regular monitoring of full project costs and the capital plan through the governance and project management processes. A full risk register will be maintained in accordance corporate duties and project obligations.
- 6.5 On 15 September 2023 the Executive Member for Open for Business also provided authority to commence a procurement process to seek an operator for the Community and Enterprise facility which forms part of the completed LUF project. The Council is seeking to secure an operator to work with the Council through the design stage of the project to ensure the facility meets the operator's requirements but also to fix the on-going maintenance costs of the facility through a lease and SLA agreement.
- 6.6 On the basis that the community and enterprise building would be let on a full repairing basis at a peppercorn, the indicative costs suggested that a potential operator should be able to generate sufficient income from the facility to cover its operating costs including maintenance. Following the commencement of the procurement process to select an operator for the facility, it has however become apparent that this may not be the case and a level of subsidy may be required. Officers are working to minimise this as far as possible through the design of the facility, alternative funding streams for the operator and discussions with the potential operator. As outlined in the Executive Member report further approval will be sought for the terms of the operator agreement and any associated financial implications to the Council.

7.0 LEGAL IMPLICATIONS

- 7.1 The Council has general powers to undertake regeneration projects such as the Catterick Garrison Town Centre Regeneration Project pursuant to the general power of competence contained in the Localism Act 2011 as well as the wellbeing provisions in the Local Government Act 2000.
- 7.2 This report seeks approval to progress a report to the Executive to enter into a Development Agreement with the Defence Infrastructure Organisation on terms principally contained within this report and propose to delegate authority to the Corporate Director of Community Development, in discussion with the Executive Member for Open to Business and Corporate Director of Resources, to agree the final terms of the Collaboration Agreement and Lease including the determination of the DIO's match funding contributions and the DIO's maintenance contributions from its Phase 2 development.
- 7.3 Further to the original MOU, the Council and the DIO have been continuing to work together at risk in order to deliver the LUF project within the required timescales. As outlined above, the Council has already commenced the process to procure a contractor to carry out these works and it is estimated that the Council should be in a position to appoint by mid December 2023. To ensure the Council can guarantee project delivery, the collaboration agreement between the Council and the DIO should be completed prior to any contractor appointment.
- 7.4 The Council is able to enter into contractual arrangements direct with the DIO by reliance on regulation 12(7) of the Public Contracts Regulations 2015. This procurement exemption allows public organisations such as the Council and the DIO to co-operate and enter into contracts direct where it is in the public interest and subject to fulfilling certain conditions contained in the legislation. In order to satisfy the conditions, the Council and the DIO must be seeking to achieve common objectives; the co-operation is governed solely by considerations relating to the public interest; and the Council and the DIO perform on the open market less than 20% of the activities concerned by the co-operation. A condition of entering into the collaboration agreement will be the satisfaction of these procurement exemption conditions.
- 7.5 A direct contract with the DIO is further facilitated by reliance on the exclusive rights procurement exemption in view of the fact that the DIO own the land on which the LUF project is to be delivered.

8.0 EQUALITIES IMPLICATIONS

- 8.1 An equalities impact assessment has been undertaken and identified no negative impacts on people with protected characteristics. The form is attached in Appendix A. The project is intended to support people with disabilities through the provision of a changing place.

9.0 CLIMATE CHANGE IMPLICATIONS

- 9.1 There has been a climate change impact assessment undertaken. This is attached as Appendix B. This has identified some minor climate impact in terms of carbon emissions during construction. The whole project however will feature renewable energy and state of the art building construction methods which will contribute a positive impact on carbon emissions through generating more energy than the facility uses. In addition, the project has a community garden which will be used for food and flower growing supporting pollinators and reducing food miles. There has been attention paid to connecting paths and cycleways with networks running from housing and schools to the town centre through the park. Investment in these cycleways will encourage active travel.

10.0 REASONS FOR RECOMMENDATIONS

10.1 To allow the Council to enter into the necessary legal arrangements with the DIO to facilitate the delivery of the LUF Catterick Garrison Town Centre Regeneration Project.

11.0 RECOMMENDATION

It is recommended that the Executive:

- i. provides authority to enter into a Collaboration Agreement and Lease with the Defence Infrastructure Organisation to facilitate the delivery of the LUF Catterick Garrison Towns Centre Regeneration project on terms principally contained within this report; and
- ii. notes that as part of the Collaboration Agreement, the Council will take responsibility for delivering any section 106 obligations associated with its planning application in respect of the LUF project; and
- iii. delegates authority to the Corporate Director of Community Development in discussion with the Executive Member for Open to Business and Corporate Director of Resources to agree the final terms of a Collaboration Agreement and Lease with the Defence Infrastructure Organisation; and
- iv. notes that this delegation will include the final determination of the DIO's match funding contributions by way of capital costs and land value as well as securing sufficient on-going maintenance costs for the completed LUF project from the DIO's subsequent commercial and residential developments and comprised in Phase 2.

APPENDICES:

Appendix A – Equality Impact Assessment
Appendix B – Climate Change Impact Assessment

BACKGROUND DOCUMENTS:

Catterick Town Centre Regeneration – Levelling Up Fund Project (30 May 2023)
Levelling Up Fund – Catterick Garrison Town Centre Regeneration Project –
Submission of Construction Tender (15 September 2023)
Levelling Up Fund – Catterick Garrison Town Centre Regeneration Project –
Submission of Building Operator Tender (15 September 2023)

Nic Harne
Corporate Director – Community Development County Hall
Northallerton
22 November 2023
Report Author – Carol Rehill – Head of Legal Major Projects
Presenter of Report – Carol Rehill – Head of Legal Major Projects

Note: Members are invited to contact the author in advance of the meeting with any detailed queries or questions.

Appendix A – EIA

Initial equality impact assessment screening form			
This form records an equality screening process to determine the relevance of equality to a proposal, and a decision whether or not a full EIA would be appropriate or proportionate.			
Directorate	Community Development Directorate		
Service area	Economic Development, Regeneration, Skills and Tourism		
Proposal being screened	Levelling Up Fund Catterick Garrison Town Centre Regeneration Project		
Officer(s) carrying out screening	Carol Rehill		
What are you proposing to do?	Enter into a Collaboration Agreement and Lease with the MoD/Defence Infrastructure Organisation facilitating the LUF project		
Why are you proposing this? What are the desired outcomes?	To allow the Council to deliver the LUF project in accordance with the LUF grant		
Does the proposal involve a significant commitment or removal of resources? Please give details.	Yes. By entering into the Collaboration Agreement the Council will be committing to delivering the LUF project using the LUF grant (£19m).		
Impact on people with any of the following protected characteristics as defined by the Equality Act 2010, or NYCC's additional agreed characteristics			
As part of this assessment, please consider the following questions:			
<ul style="list-style-type: none"> • To what extent is this service used by particular groups of people with protected characteristics? • Does the proposal relate to functions that previous consultation has identified as important? • Do different groups have different needs or experiences in the area the proposal relates to? 			
If for any characteristic it is considered that there is likely to be an adverse impact or you have ticked 'Don't know/no info available', then a full EIA should be carried out where this is proportionate. You are advised to speak to your Equality rep for advice if you are in any doubt.			
Protected characteristic	Potential for adverse impact		Don't know/No info available
	Yes	No	
Age		X	
Disability		X	
Sex		X	
Race		X	
Sexual orientation		X	
Gender reassignment		X	
Religion or belief		X	
Pregnancy or maternity		X	
Marriage or civil partnership		X	
NYC additional characteristics			
People in rural areas		X	
People on a low income		X	
Carer (unpaid family or friend)		X	
Are members of the armed forces community		X	
Does the proposal relate to an area where there are known inequalities/probable impacts (e.g. disabled people's access to public transport)? Please give details.	No however there are areas of significant health concerns in terms of obesity and inactivity. This project will help to alleviate these through provision of improvements in active travel (cycle ways) and activities in Coronation Park.		
Will the proposal have a significant effect on how other organisations operate? (e.g.	Yes, as part of the initial community consultation and ongoing engagement with neighbouring groups working		

<p>partners, funding criteria, etc.). Do any of these organisations support people with protected characteristics? Please explain why you have reached this conclusion.</p>	<p>with people with protected characteristics were and are being consulted. This provision will support people with disabilities with new community facilities such as a changing place and community garden and provide a centre and activities where the community can come together.</p>			
<p>Decision (Please tick one option)</p>	<p>EIA not relevant or proportionate:</p>	<input checked="" type="checkbox"/>	<p>Continue to full EIA:</p>	
<p>Reason for decision</p>	<p>This is a report seeking approval to enter into an agreement to facilitate the delivery of the LUF project. There are no negative impacts on people with protected characteristics and the project will support people with protected characteristics in many ways.</p>			
<p>Signed (Assistant Director or equivalent)</p>	<p>Dave Caulfield, Assistant Director – Economic Development, Regeneration, Skills and Tourism</p>			
<p>Date</p>	<p>22/11/2023</p>			

Climate change impact assessment

The purpose of this assessment is to help us understand the likely impacts of our decisions on the environment of North Yorkshire and on our aspiration to achieve net carbon neutrality by 2030, or as close to that date as possible. The intention is to mitigate negative effects and identify projects which will have positive effects.

This document should be completed in consultation with the supporting guidance. The final document will be published as part of the decision making process and should be written in Plain English.

If you have any additional queries which are not covered by the guidance please email climatechange@northyorks.gov.uk

Please note: You may not need to undertake this assessment if your proposal will be subject to any of the following:
 Planning Permission
 Environmental Impact Assessment
 Strategic Environmental Assessment

However, you will still need to summarise your findings in in the summary section of the form below.

Please contact climatechange@northyorks.gov.uk for advice.

Title of proposal	Catterick Garrison Town Centre Regeneration Project – Levelling Up Fund Project
Brief description of proposal	To seek approval to enter into a collaboration agreement and lease with the MoD/DIO facilitating the project
Directorate	Community Development Directorate
Service area	Economic Development, Regeneration, Skills and Tourism
Lead officer	Carol Rehill
Names and roles of other people involved in carrying out the impact assessment	n/a
Date impact assessment started	22/11/2023

Options appraisal

Were any other options considered in trying to achieve the aim of this project? If so, please give brief details and explain why alternative options were not progressed.

There were no other options considered in trying to achieve the aim of this project.

This is a new funding stream that provides support for place transformation to support business and the community. This work is directly complementary to other key initiatives and responsibilities of the Council. The scheme being progressed has been designed with and has a high degree of support from the local community and other key stakeholders.

What impact will this proposal have on council budgets? Will it be cost neutral, have increased cost or reduce costs?

Please explain briefly why this will be the result, detailing estimated savings or costs where this is possible.

This project will involve nearly £400,000 of combined North Yorkshire Council match funding to develop (£100,000 match from the former Richmondshire District Council and £282,075 match from North Yorkshire Council) as well as a £19m LUF grant. In addition the project will involve the development of new assets in the form of a community enterprise building and park facilities. There will however be income from rental of offices and facilities within the new building and renewable energy installations which will offset building and park running and maintenance costs. The project in addition provides capital investment in pedestrian/ traffic controls on Richmond Road and cycle ways which will be a saving to Council budgets. Discussions with the MOD/DIO have included capturing some of the uplift from future development phases to help funding ongoing revenue maintenance costs of the park and public realm.

Appendix B

<p>How will this proposal impact on the environment?</p> <p>N.B. There may be short term negative impact and longer term positive impact. Please include all potential impacts over the lifetime of a project and provide an explanation.</p>		<p>Positive impact (Place a X in the box below where relevant)</p>	<p>No impact (Place a X in the box below where relevant)</p>	<p>Negative impact (Place a X in the box below where relevant)</p>	<p>Explain why will it have this effect and over what timescale?</p> <p>Where possible/relevant please include:</p> <ul style="list-style-type: none"> Changes over and above business as usual Evidence or measurement of effect Figures for CO₂e Links to relevant documents 	<p>Explain how you plan to mitigate any negative impacts.</p>	<p>Explain how you plan to improve any positive outcomes as far as possible.</p>
<p>Minimise greenhouse gas emissions e.g. reducing emissions from travel, increasing energy efficiencies etc.</p>	<p>Emissions from travel</p>	X			<p>There are planned improvements to active the travel network from footpath and cycleway investment, encouraging active travel.</p>		<p>Investment in the footpaths and cycleways has been targeted at the Catterick Garrison wider network to encourage linkages between housing and schools and the park and town centre.</p>
	<p>Emissions from construction</p>			X	<p>There will be some negative emissions from construction due to the use of new materials and powered vehicles</p>	<p>Reuse of materials will be explored and reduction in vehicle movements</p>	<p>The new building and public realm will feature renewable energy installations.</p>
	<p>Emissions from running of buildings</p>	X			<p>The design of the building will include renewable energy elements which will cover the energy requirements of the new build and generate excess energy.</p>		<p>As above</p>

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	Other	X			New facilities in the park and growing of food in the community garden will contribute to reduction of carbon footprints from children playing locally and community food growing.		
Minimise waste : Reduce, reuse, recycle and compost e.g. reducing use of single use plastic	X			The community facility will encourage the reduce, reuse, recycle and compost message.			
Reduce water consumption		X		The building and new park facilities will be developed to the latest standards to reduce water consumption.			
Minimise pollution (including air, land, water, light and noise)	X			The building and new park facilities will be developed to the latest standards and will minimise pollution.			

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<p>Ensure resilience to the effects of climate change e.g. reducing flood risk, mitigating effects of drier, hotter summers</p>	X			<p>The building and new park facilities will be developed to the latest standards and will be adapted to unavoidable climate change impacts.</p>		
<p>Enhance conservation and wildlife</p>		X		<p>There will be park improvements which will aim to contribute to conservation and wildlife however this is likely to be a neutral impact in the beginning.</p>		<p>Work with the members of the community garden initiative could develop into a Friends of Coronation Park initiative looking at nature improvements.</p>
<p>Safeguard the distinctive characteristics, features and special qualities of North Yorkshire's landscape</p>	X			<p>This will improve the quality of place in Catterick Garrison. Currently the area identified for investment is run down and this</p>		<p>The building and park facilities will be designed to the highest</p>

Appendix B

<p>How will this proposal impact on the environment?</p> <p>N.B. There may be short term negative impact and longer term positive impact. Please include all potential impacts over the lifetime of a project and provide an explanation.</p>	<p>Positive impact (Place a X in the box below where relevant)</p>	<p>No impact (Place a X in the box below where relevant)</p>	<p>Negative impact (Place a X in the box below where relevant)</p>	<p>Explain why will it have this effect and over what timescale?</p> <p>Where possible/relevant please include:</p> <ul style="list-style-type: none"> Changes over and above business as usual Evidence or measurement of effect Figures for CO₂e Links to relevant documents 	<p>Explain how you plan to mitigate any negative impacts.</p>	<p>Explain how you plan to improve any positive outcomes as far as possible.</p>
				<p>funding will transform this area into an attractive community facility.</p>		<p>standards to ensure attractive design.</p>
<p>Other (please state below)</p>						

<p>Are there any recognised good practice environmental standards in relation to this proposal? If so, please detail how this proposal meets those standards.</p>

<p>Summary Summarise the findings of your impact assessment, including impacts, the recommendation in relation to addressing impacts, including any legal advice, and next steps. This summary should be used as part of the report to the decision maker.</p>

The Catterick Garrison Levelling Up project was subject to comprehensive community consultation and incorporated the community's ideas including suggestions from young people from the neighbouring school. It will transform a run-down area of Catterick Garrison to create a high quality heart to the town centre and enable active travel and play in a transformed local park.

Sign off section

This climate change impact assessment was completed by:

Name	Carol Rehill
Job title	Head of Legal Major Projects
Service area	Economic Development Skills and Tourism / Legal
Directorate	Community Development / Legal & Democratic
Signature	
Completion date	22/11/2023

Authorised by relevant Assistant Director (signature):

Dave Caulfield, Assistant Director – Economic Development, Regeneration, Skills and Tourism

Date: 22/11/2023