



## Catterick Garrison Town Centre Regeneration Levelling Up Bid

January 2023

## 1.0 EXECUTIVE SUMMARY

The Catterick Garrison Town Centre Regeneration proposes three connected projects within Shute Road and Coronation Park. The main feature will be the creation of an integrated Community and Enterprise facility offering business, training and leisure opportunities to address low training and employment rates particularly among veterans, and social isolation of local people. This facility will have a food and beverage offer, with communal seating within a glass pavilion, which will support local events and charities. The adjacent under utilised Coronation Park will have new recreation, play and community gardening facilities creating free activities for the community supported and linked to the facility. The project will also create a town square, particularly important to the military community as an area to commemorate and gather and for the whole town to come together. These new town centre facilities will be connected to the current retail outlets and the rest of the town with new pedestrian and cycle ways and a new access ramp off Richmond Road. This proposal aims to provide desirable, well-connected, dynamic places to meet, socialise and relax and generate increased pride by the local community in their town.



Proposed Site Plan



Artist's sketch impression of the proposal from the east

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## 2.0 CATTERICK GARRISON BID PACKAGE

### 2.1 LUF Bid Detail

This document details Richmondshire District Council’s proposal for the regeneration of Catterick Garrison Town Centre via the Levelling Up Fund 2022. It covers the current social and economic landscape of the area and the specific issues facing the communities in and around the garrison. It also reviews the proposed site of the development and why this site has been chosen to be the centre of the regeneration and a catalyst for future development.

The document then lays out the three projects that make up the proposal and why each of the projects was chosen to address identified needs. Finally it relates how the community was consulted on the proposals and shaped the outcome of the final submission.

### 2.2 Project Team

The bid package is a joint initiative involving Richmondshire District Council (RDC), the Defence Infrastructure Organisation (DIO), the property arm of the Ministry of Defence (MoD) and North Yorkshire County Council (NYCC). Following the Local Government Reorganisation (April 2023) the responsibility of project delivery will be transferred to the North Yorkshire Council (Unitary Authority) who will become the collaborative project partner with the DIO.

### 2.3 Professional Team

The professional team involved in the preparation of this bid include:

- Architects - IDPartnership;
- Landscape Architects - Southern Green;
- Transport Consultants - WSP;
- Property Consultants - Aspinall Verdi;
- Quantity Surveyors - Hall & Partners;
- Business, Economic and Social Development - New Skills Consulting.

### 2.4 Case for Investment

Catterick Garrison, the UK’s largest Army base, started as a training camp but developed without a coherent town centre resulting in a disconnected community. It’s population of nearly 17,000 includes almost 10,000 service personnel including significant minority ethnic groups. This mixed civilian and military population has a rich and exciting cultural diversity but also challenges. The often transient nature of military households can lead to social isolation and veterans can need special support to make successful transitions to civilian life. Poor connectivity across the town reduces the ability to access community facilities, education, and employment. In addition, there is a need to support skills development and employment opportunities

A number of highly visible brownfield derelict sites detract from the quality of environment and town’s image. At the same time there are limited leisure facilities, particularly for children and young people and the town is in need of more and better quality restaurants to help stimulate the evening economy. A recent market assessment indicated evidence of burgeoning demand for flexible workspaces on an easy in/out/membership leases. A facility to support gateway into employment or business start-ups would facilitate the re-training of service personnel leaving the military and/or provide a spouse co-working hub, particularly post Covid. This will support the creation of new businesses and jobs within the local area and help drive up local wages.

Catterick has significant opportunities particularly as its long-term future as a major military base has been secured, becoming one of three UK Divisional Headquarters. This underlines the importance of transforming the town centre now to provide essential services and encourage greater integration between military and local communities. Strong town centres are important drivers of economic growth.



Location Map

## 2.5 Vision and Aims

The vision is to transform Shute Road and Coronation Park into attractive, vibrant and inclusive spaces. These will provide desirable, well-connected, dynamic places to meet, socialise and relax. To support this vision, the bid focuses on the following five aims:

- i. Build social cohesion across Catterick, helping to support greater integration between local communities and the military population including families and veterans.
- ii. Help support local businesses and start-ups by providing commercial facilities and offering flexible lease arrangements.
- iii. Provide better connected walking and cycling opportunities to help increase active and healthy travel choices.
- iv. Improve the functionality of Coronation Park which is an urban park and increase outdoor activities.
- v. Provide low carbon electricity generation to help tackle the climate change emergency.

The bid package is designed to introduce a strong sense of place that will help bring existing communities together and reduce the need to travel by car for local trips. Improvements will be made to key walking and cycling connections to and from key destinations in the town centre – the shopping parks, leisure centre, Risedale (secondary) School and the soon to be constructed (in 2023/4) Catterick Integrated Care Campus. To help address physical and mental health issues including social isolation and childhood obesity, activities proposed for the new Community and Enterprise Facility and Coronation Park have been designed to increase opportunities for social interaction.



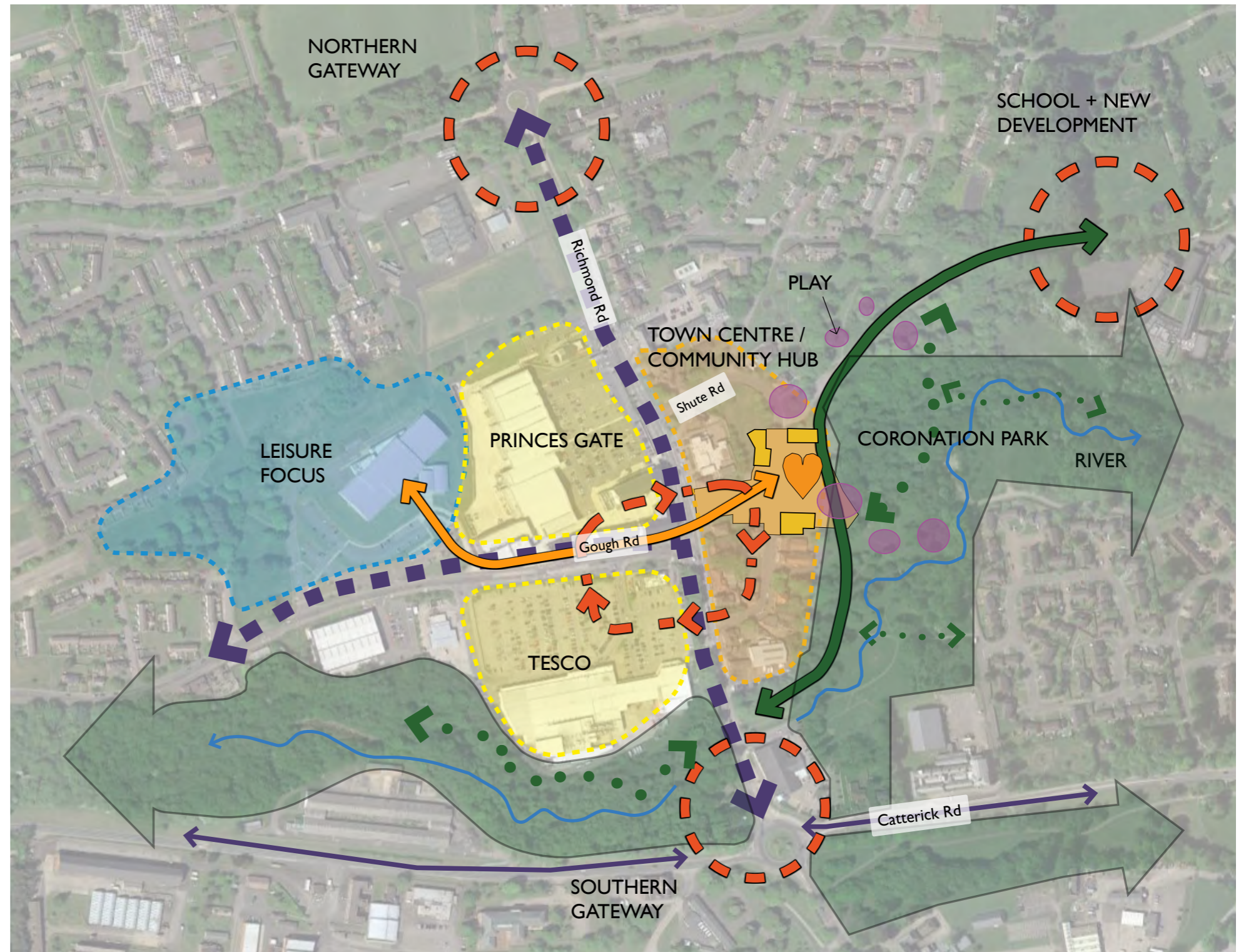
Location Plan

## 2.6 Design Principles

The LUF bid package prioritises how the different areas of the town centre should function and seeks to improve connectivity between existing facilities and a revitalised Shute Road.

The key design principles can be summarised as follows:

- A pedestrian route across Richmond road could provide easy access from Princes Gate and the Leisure Centre.
- A sequence of play spaces around a key public space could increase the use of the surrounding park land and support community cohesion.
- A stronger pedestrian / cycle route between the school in the north east corner, past the new square, to the southern end of Coronation Park would increase the ease of active travel.
- A new building within the town square could create a vibrant mix of activities and accommodate opportunities for businesses.
- Green energy creation for the building could support the regions commitment to carbon reduction aims.



Design principles

### 3.0 STRATEGIC CASE: TOWN CENTRE CHALLENGES AND OPPORTUNITIES

#### 3.1 Catterick Garrison Town

Richmondshire is the location of Catterick Garrison, the largest British Army base in the UK. Starting life as a training camp in 1914 Catterick Garrison has expanded to encompass the three parishes of Colburn, Hipswell and Scotton and is home to a total population of approximately 16,630 including 9,733 service personnel and their dependants. The population of Catterick Garrison accounts for approximately 30% of the total population of the District and more than half of all military-related employment in the county.

The Army recognises the importance of the quality of place in its recruitment and retention strategy and has provided sites for a Tesco superstore and a retail park at Princes Walk occupied mostly by national operators to improve facilities for residents. Further land releases are sufficient to secure housing needs up to 2039 and it has partnered with the District Council to produce a place-making and design guide for Catterick Garrison to ensure that the future town is recognised for its quality of place. The growth of private housing development has

diversified the population and increased the importance of transforming the town centre, as place to provide essential public services and encourage better integration between the military and local communities.

Location	NYCC Estimate (incl mil pop)	Military Held Strength	Assumed Dependants	Military Total + Dependants	Implied Local Civ Population
<b>Catterick Garrison</b>	16,630	6113 (Inc 1185 at ITC)	3620	9733	6897
<b>Catterick Marne</b>	3320	1100	808	1908	1412
<b>Topcliffe</b>	1861	457	336	793	1068
<b>Dishforth</b>	570	541	397	938	0
<b>Ripon</b>	16,190	654	480	1134	15,056
<b>Total</b>	38,571	8865	5641	14,506	24,433

Source: the Established Strength Accommodation Return (31 Dec 2021)

### 3.2 Constraints

Catterick Garrison is a complex location where the three villages of Hipswell, Scotton and Colburn, plus the Catterick Garrison main site have coalesced. The socio-economic challenges faced by the town are both diverse and multifaceted. The following summarises the key needs and priorities as well as identifying those opportunities to be addressed by investment.

The following summarises the town centre's physical **challenges**:

- Whilst the Princes Gate and Richmondshire Walk schemes have been highly successful in establishing a strong retail and leisure offer to the west of Richmond Road their success has impacted those small businesses located east of the road. Trade in convenience and hospitality uses have been drawn away from Shute Road and Richmond Road and this has resulted in the closure of those businesses who were specialising in retail and food and beverages activities.
- To enable the delivery of the new multipurpose leisure centre to the west of Richmond Road, the existing swimming pool facility located on Shute Road was relocated to this new site to the west. What remains on Shute Road is a cleared, derelict site.
- The design and layout of the two development schemes at Princes Gate and Richmondshire Walk is based on those of out-of-town retail parks resulting in poor pedestrian and cycling connections to Richmond Road and Shute Road. These retail parks contain large areas of car parking fronting onto Richmond Road with the buildings set well back from the road side. Princes Gate is also enclosed by high walls and faces away from Shute Road and the main artery of Richmond Road.
- The topography of the land around Richmond Road has led to parts of Princes Gate being at a higher level to Richmond Road, resulting in poor permeability of the site and restricting the active frontage of the site to Richmond Road. The impact of this design approach has reduced the sense of arrival within the town centre.



Constraints plan

- The construction of the two retail parks has resulted in the major expansion in the town centre to the west of Richmond Road. In 2019, The Health Check for Catterick Garrison Town Centre concluded the town centre has lost its identity as the centre appears physically divided which has created poor connectivity issues. There is sense that the centre lacks a proper 'heart'.

1. Nail bar and the Bridge community centre to be integrated within proposals
2. Desire line between Princes Gate, Shute Road and Princes Park
3. Level change between Shute Road and Richmond Road
4. Watercourse
5. Richmond Road
6. Shute Road



### 3.3 Opportunities

- The demolition of the existing swimming pool facility and the closure of some of the businesses on Shute Road has resulted in a cleared site and cluster of existing vacant buildings due to business closures to the north end of Shute Road.
- In response the North Yorkshire Clinical Commissioning Group (NYCCG) in partnership with the MoD and NHS have secured £68 million to deliver a new health care facility. The Catterick Integrated Care Campus (CICC) is first of its kind, a newly combined health facility which combines military and civilian primary health, mental health services, community and social care into one, three-storey building. Residents from Catterick and across the whole of Richmondshire will have access to this new facility which is located ten minutes' walk from Shute Road to the south of Catterick Road at Peronne Lines. Currently the Harewood Medical Practice at 437sqm is located on the eastern side of Richmond Road. This practice is to be relocated in the CICC. In 2023 the construction of the new CICC is due to begin and it is expected to be open for business to patients in 2024. By then the Harewood Medical Practice building will become surplus to requirements and the site will become available for redevelopment.
- The Harewood Medical Practice site lies immediately adjacent to the former swimming pool site. When these two sites are viewed together, and in combination with the existing vacant buildings, a much larger redevelopment area is achievable to help transform Shute Road into an attractive and high quality town centre.
- The town is unusual in that it does not benefit from a historic centre like other villages and towns in the District such as Richmond to the north. The original town centre at Shute Road provides the opportunity for a central focal point where the military and civilian communities can come together and remain in the town for longer periods, achieving a sense of place.



Opportunity plan

- Primary movement route
- Secondary movement route
- Green routes / connectivity
- Improved connectivity and linkages
- Leisure
- Retail
- Public space
- Public green space

### 3.4 People and Communities

- The population of Richmondshire District is estimated to be 53,730 (ONS mid-2020).
- The town of Catterick represents one third of the district's total population.
- The population in Richmondshire is ageing. By 2030, there will be around 3,500 additional people aged 65+, a 31% increase from 2019, but an 11% decrease in the working-age population. This will lead to increased health and social care needs with fewer people available to work in health and care roles.
- The presence of the Armed Forces in Catterick has influenced the age structure, Catterick has a younger age profile than the rest of the district.
- Richmondshire is the most ethnically diverse district of North Yorkshire; 4.7% of the population is from black, Asian and minority ethnic groups compared with 2.8% in North Yorkshire and 1.5% in England.
- North Yorkshire had 971 residents who identified as having a Nepalese ethnic background, the overwhelming majority (88%) of which were situated in the district of Richmondshire. In 2011, 78% of the Nepalese community was under the age of 40.
- The population of Catterick is forecast to rise from 20,624 in 2019 to 29,164 in 2031, this represents a movement of 8,540 over an 11-year period.



Catterick Integrated Care Campus

### 3.5 Health Inequalities and Wellbeing

#### Challenges

The uniqueness of the population brings with it a number of health inequalities which are typical of:

- an increasingly ageing, deprived population living in rural areas (isolation, fuel poverty, winter deaths, falls and a high level of social care needs)
- a young population which has significant deprivation and a high level of dependency, and which therefore places a high level of demand on services for children.

#### More specifically:

- The town of Catterick consists of the main garrison site and the three neighbourhood areas of Colburn, Hipswell and Scotton. More than one quarter of children grow up in poverty in the Colburn, Hipswell and Scotton Wards in Catterick (27% of 2623).
- There is an increase in the proportion of obese children from Reception to Year 6 in Richmondshire.
- 60% of adults are overweight or obese.
- The rate of people being killed on the road is more than double the English average (nearly 50 casualties annually).
- Winter mortality rates are higher than the rest of England (27% versus an average of 22%)
- More than a quarter of people (28%) have limited access to public transport.
- Richmondshire has the highest rate of homelessness in North Yorkshire as a whole (2.5. per 1,000 household)

(Sources: NYCC JSNA Richmondshire District CCG profile 2019, Catterick Integrated Care Campus Outline Business Case May 2020)

In 2019 the North Yorkshire local authorities and the MoD carried out a joint research project which identified the needs of the Armed Forces Community, including spouses, partners and children.

Social isolation, and loneliness were identified as significant barriers.

- Isolation is an issue which in many ways reflects the rural nature of large parts of North Yorkshire. A key barrier for spouses in Catterick is the lack of public transport. If the spouse is without access to a car

the area is particularly isolating as access to the main urban areas is limited.

- Spouses can either encounter isolation from the civilian community (if they live “behind the wire”) or isolation from Armed Forces support networks (if they live off-base).
- Due to the transient nature of the Armed Forces and in particular the Army, spouses and partners are at risk of becoming isolated, often when they have to re-locate.
- Two groups of the Armed Forces Community which are at risk of being isolated with limited access to services - (1) older veterans and (2) spouses and partners. There is also some evidence to suggest that the Gurkha community are at risk of isolation due to cultural and language barriers, and a lack of awareness of local services.
- One in five veterans have a mental illness linked to a combination of pre-service and post-service vulnerabilities such as substance abuse, homelessness and unemployment.
- Spouses and partners of serving personnel are at risk of becoming isolated. Due to the transient nature of the Armed Forces and in particular the Army, the spouses and partners of serving personnel often have to re-locate.
- Children face particular stress when a parent is deployed and as a result of being moved from one school to another.

(Source: Shared Intelligence (2019) Meeting the Needs of the Armed Forces Community in North Yorkshire – What does the evidence tell us?)

#### Opportunities

- The centrally located new Catterick Integrated Care Centre (CICC) will act as natural junction for existing and new green travel routes and disperse travellers to all parts of the town centre.
- The green travel routes will enable safe opportunities to walk and cycle to school improving health and reliance on car use. An e-motion project running in tandem with this bid will further enhance and encourage sustainable travel opportunities.
- The Garrison is well served with green corridors and travel routes, but they are not well maintained or well-connected. LUF funding will link and improve these routes.

### 3.6 Employment, Skills and Local Economy

#### Challenges

- There has been limited employment development completed in Richmondshire in 2018/19 with no major developments being completed.
- There were 17,000 employee jobs, not including the military or self-employed, in Richmondshire in 2018 (ONS business register). 58.8% are Full-Time and 41.2% are Part-Time. The proportion of part-time is higher than regional and national averages.
- In June 2019, unemployment stood at 3.1% (model based), with 0.2% claiming employment related benefits.
- In 2017, the accommodation & food services and agriculture, forestry & fishing sectors accounted for the largest proportion of employment. Together these two sectors accounted for around 28% of total employment. The retail sector is also significant, accounting for around 10% of total employment.

Source: Richmondshire Employment Land Review 2019

In terms of the Armed Forces Community there are unique circumstances to barriers to employment:

- A high proportion of veterans in North Yorkshire are employed in comparatively low skilled jobs. In North Yorkshire a greater proportion of veterans are unemployed compared with the working age population as a whole.
- A lack of community integration has been identified as an additional barrier to employment in the areas in which spouses and partners live on military barracks. There is generally access to all amenities when living “behind the wire” and therefore limited reason to access the wider community. This means that spouses could be missing out on local opportunities which could be identified by word of mouth, or through visiting local cafes or community centres.
- The most prevalent reason for Privates and Corporals leaving the military was due to the lack of opportunity for a spouse to maintain a career.
- The mobility of spouses and partners often means that they are in locations which are not near to a network of family support, which are often relied upon for support in providing childcare. The nature of the military means that the serving person cannot be relied upon

for providing childcare either. Whilst childcare is also often a barrier to employment for civilians, the issue for military spouses is often intensified for the spouse is the only person who can provide the childcare, unless it can be paid for.

- Early Service Leavers are offered the least in terms of training and funding opportunities when transitioning out. They are amongst those most at risk of an unsuccessful transition as they are most likely to experience unemployment and other problems.
- Richmondshire has a higher proportion of younger working age veterans (over half are under 44 years old) in North Yorkshire.

(Source: Richmondshire District Council (Dec 2019) Annual Monitoring Report 2018/19, North Yorkshire Strategic Needs Assessment 2021, Shared Intelligence (2019) Meeting the Needs of the Armed Forces Community in North Yorkshire – What does the evidence tell us?)

#### Opportunities

Key findings taken from high level market testing:

- The traditional office market is catered for at Colburn Business Park. Demand for these types of premises are limited and reliant upon the local business base.
- Increasing demand is emerging and it is anticipated that this will continue to grow for flexible workspaces on easy in-out or membership terms rather than traditional leases.
- Flexible enterprise workspace within the town centre could be linked to education and community facilities.
- A facility to support gateway into employment or business start-ups could facilitate the re-training of service personnel leaving the military in addition to a military spouse co-working hub.

### 3.7 Retail, Food and Beverage

- Princes Gate and Richmondshire Walk provide a critical destination for convenience goods and comparison shopping.
- A modest number of smaller units could be provided to cater for local retail and leisure services with more focus on independent and specialist providers.

### 3.8 Leisure and Community Facilities

- There are currently limited leisure activities available in Catterick Garrison for children and teenagers.
- It is important to improve the quality and quantity of restaurants and pubs within the town centre, which could increase footfall and expenditure in the evening.
- Well-managed town squares can act as focal points for town centres whilst also providing space for additional leisure activities such as local markets or concerts. An indoor community hub offers a core location for activities, exhibitions and interaction between members of the community. A core hub can be an integral part of a successful town centre.



Princes Gate Retail Park



Richmondshire Walk Retail Park

### 3.9 Income Levels and Deprivations

- The average household income recorded in 2019 was £28,910 with the majority of households earning between the brackets of £20,000 - £29,999 and £30,000 - £30,999.
- Over the last 12 months, the average sales price in Yorkshire and Humberside was £180,863 and for Catterick Garrison the average sold price of a property was £168,858.
- The average household income in the District is a barrier to owner-occupation for many families.

(Source: Richmondshire District Council (March 2021) Local Plan 2018-2035 Preferred Options – Sustainability Appraisal)

- There are isolated pockets of deprivation in the District and there are three wards where more than one-quarter of children grow up in poverty: Colburn, Hipswell and Scotton.
- Income deprivation for older people shows that Scotton, Colburn and Richmond Central wards have the highest levels of older people in deprivation, with rates higher than the district average.
- Richmondshire has the joint highest rate of homelessness compared with other districts in North Yorkshire.

(Source: North Yorkshire Strategic Needs Assessment 2021)

### 3.10 Vacancy Rates and Footfall

- The long-term vacancy rate (over 6 months) was 1.6% across the total housing stock in Richmondshire (LAHS, 2017), slightly higher than the County and National average.
- Catterick Garrison town centre contains 37 retail uses, equating to approximately 49% of the total number of units in the Town Centre.
- There are 8 vacant units within Catterick Garrison Town Centre amounting to a vacancy rate of 11%, which is slightly below the UK average of 11.2%.
- There are a higher number of vacant properties along Shute Road (East) three of which are clustered together.
- Along Shute Road, due to the high level of vacant buildings, there is a declining quality in streetscape which will decrease further if there is a continued lack of investment and footfall within this part of the town centre.

Reflecting Catterick Garrison's role as a principal town, flows are considered to be generally moderate to high west of Richmond Road, with flows peaking on weekends. Pedestrian flows have increased since the completion of the Princes Gate development. Low and infrequent footfall is experienced along Shute Road.

(Source: Richmondshire District Council (Dec 2019) Annual Monitoring Report 2018/19)



Vacant Londis building on Shute Road



Shute Road streetscape

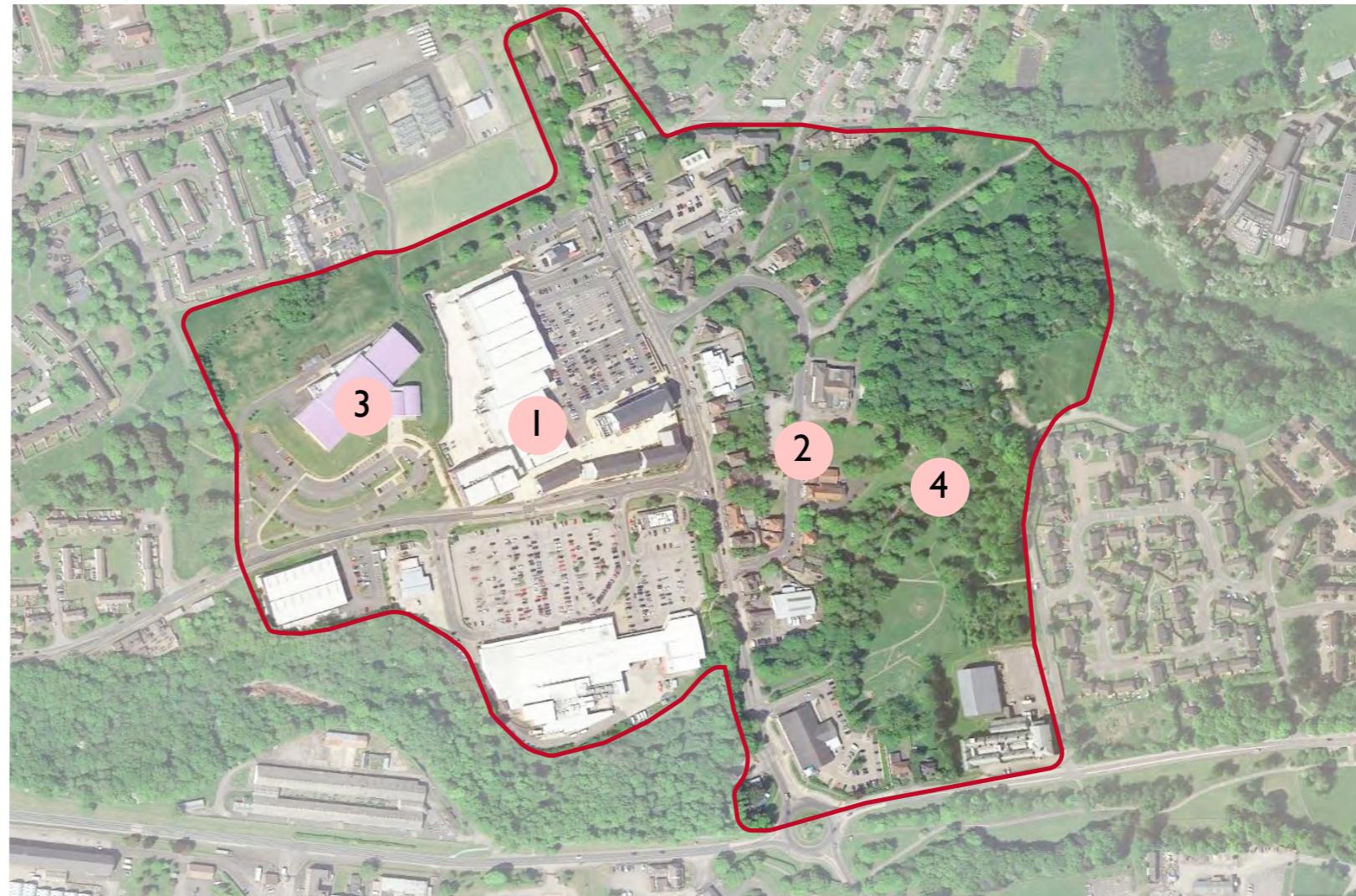
### 3.11 Catterick Garrison Town Centre

Catterick Garrison is one of the two Principal Towns in Richmondshire, a status which reflects the essential role the town provides in meeting the district's retail and leisure needs. The location of the town centre is defined by Richmond Road (A6136) which runs north to south and is dissected by Gough Road to the west and Shute Road to the east of Richmond Road. The centre is divided into three sub-areas, area to the north of Gough Road includes Princes Gate and the leisure centre, south of Gough Road including Tesco superstore, and Richmond Road to Shute Road where Beach Head Lines (the joint military and North Yorkshire Police station and Shute Road are located.

The MoD is the major land owner and the growth of the town has been shaped by their long-term land disposal strategy and investment programme. Recently the release of land in the centre, either side of Gough Road, has enabled two significant development schemes to be delivered – Princes Gate located to the north and Richmondshire Walk to the south of Gough Road. In 2015, the £25 million Princes Gate Retail and Leisure development scheme at 45,750m<sup>2</sup> opened for business. The scheme provides twenty-three retail shops for national retailer providers, a multiscreen cinema and hotel, which are supported by a small number of restaurants and bars and a new stand-alone multipurpose leisure centre. Tesco Superstore at 32,890m<sup>2</sup> established the focal point to the Richmondshire Walk development and the scheme is supported by additional smaller, convenience shop units. Shute Road and the east of Richmond Road is the town's historic high street and currently accommodates those essential services and businesses – an estate agent, solicitors, bank, GP surgery, military tailor, hairdressers and food takeaways.

**1) Princes Gate** is a modern development enclosed by high walls and faces away from the old town centre of Shute Road (the original retail street of the town) and the main artery of Richmond Road.

Princes Gate reflects a typical of 'out of town retail park'. The dominance of surface car parking creates a poor relationship with Richmond Road. Princes Gate is not well integrated with the rest of the town in particular pedestrian connectivity is limited by changes in level between Richmond Road the food and drink offer with the development.



Aerial showing wider Catterick Garrison town centre study area

**2) Shute Road** (the original retail) street of the Garrison is not well connected to Princes Gate, Richmond Road or Tesco and the Leisure Centre. An absence of activity along Shute Road and of east west pedestrian connections to Richmond Road and Princes Gate creates the impression of a 'forgotten' street. East of Shute Road Coronation Park is a significant area of green space with multiple routes through the space. The park is an under utilised asset which has the potential to provide a range of play environments and different types of space to encourage greater use.

Along the length of Shute Road there are several buildings that have been identified as important buildings' of townscape value (within the Regen Co Catterick Town Centre Development Brief (TCRO5)). The townscape value of the buildings is derived from the combination of a grouping of buildings with a similar architectural style rather than any one single building.

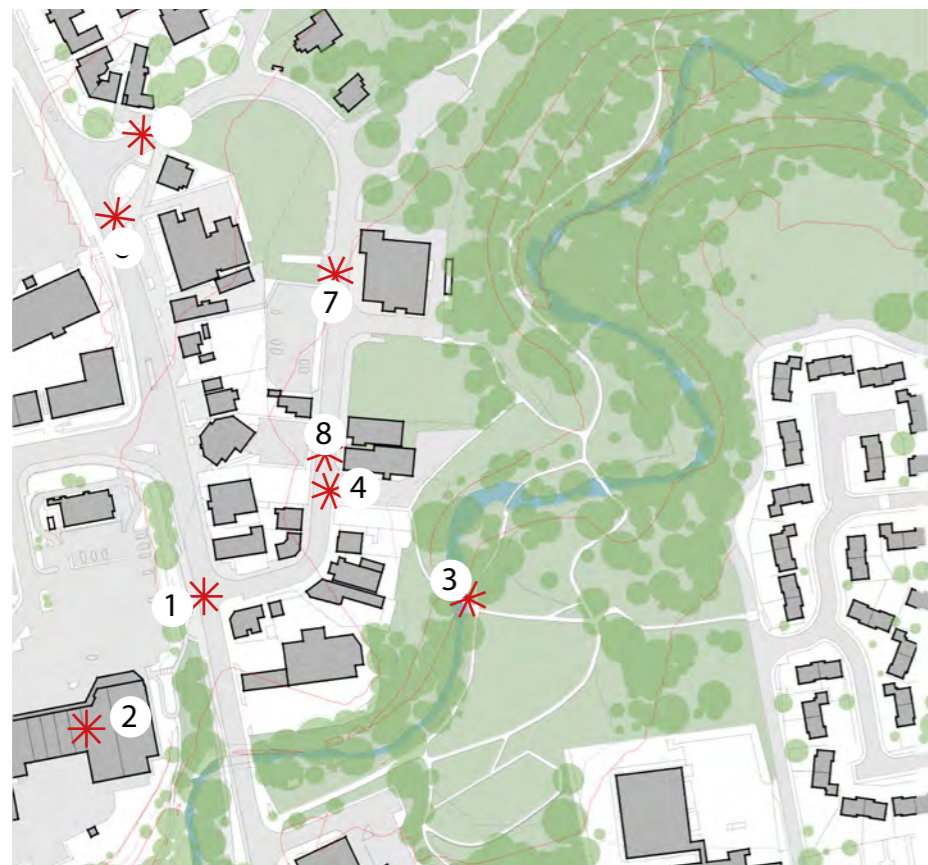
**3) The Leisure Centre** west of Princes Gate is an important well used facility. South of Princes Gate is a large Tesco foodstore and surface car park to the front.

Shute Road is considerably different in form and appearance to the areas west of Richmond Road with a fine grain of development and smaller commercial premises and buildings that date back to the 1930s. These include a range of smaller independent stores.

**4) Coronation Park** is an important and significant area of green space that provides a series of recreational routes that link the Garrison Town centre with other neighbourhoods including Hipswell to the north east and Colburn further east.

### 3.12 Key Nodes and Landmarks

There are a number of important landmarks close to the study area identified on this plan. Princes Gate is a dominant development and the Premier Inn hotel is prominent on the skyline from various different vantage points around the Garrison Town Centre. Richmond Road is a busy movement corridor. The buildings to the east of Richmond Road range in height from single to two storey. Along Shute Road the former Londis building is distinctive as a free standing block set within with green space to the north, south and west.



Key nodes and landmarks plan



1 - View looking north and south along Richmond Road



2 - View looking west towards Princes Gate from Richmond Road



3 - Riverside walkway in Coronation Park and pipe crossing Leadmill Beck







4 - View towards Princes Gate from car park adjacent to Nail Studio on Shute Road



### 3.13 Existing Transport Movement and Connectivity

Richmond Road is a key north south movement corridor connecting the Garrison with Richmond to the north. This is a busy vehicular route which also provides access to Princes Gate. Shute Road is accessed via Richmond Road with a northern and southern entry point. Shute Road is a two way vehicular route providing access to an area of parking. Within Coronation Park are a series of informal pedestrian routes.

Despite the number of pedestrian routes particularly through Coronation Park many residents use the car to access large car parks associated with Tesco and Princes Gate. Encouraging walking and cycling alongside improvements to pedestrian and cycle routes can assist encouraging a modal shift and reducing traffic levels along Richmond Road.

- Vehicle Route - - -
- Pedestrian Route - - -
- Cycle Route - - -
- Car Park 
- Taxi Rank 
- Bus Stop 
- Pedestrian square / space 



Existing transport movement and connectivity plan

### 3.14 Routes

Consideration has been given to key approaches to how people move through the town centre and the barriers to pedestrian and cycle movement between Coronation Park, Shute Road and Princes Gate.

Coronation Park benefits from a network of existing paths and routes some of which are illuminated. However when approach the Garrison Town Centre from Coronation Park the quality and width of route between Shute Road and Richmond Road restrict pedestrian and cycle permeability. The steps to the south of the chip shop between Richmond Road do not provide an accessible link and the narrow width of the route creates the feeling of an unsafe pedestrian route.

Improving connectivity between Richmond Road and Shute Road would encourage greater connectivity between Coronation Park and the wider town centre.



1 - Example of pedestrian and cycle route through Coronation Park



2 - Route from Princess Gate to Shute Road



3 - Route along Shute Road

### 3.15 Coronation Park

Coronation Park is a significant green space with a comprehensive network of paths and recreational routes. There are various incidental spaces through the park however the most noticeable element is the absence of people using the park. The existing Leadmill Beck is an attractive water feature and the park presents could become a well used space with the right interventions to encourage greater use and improve connectivity between the Park and Richmond Road.

Existing play areas include some dated equipment although other areas of play provide opportunities for active play.



Existing seating area within Coronation Park



Existing timber play feature



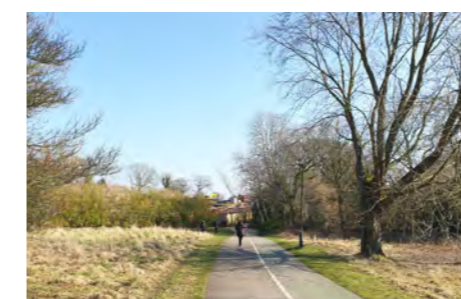
Pedestrian route to footbridge



Existing lighting and signage within park



Play feature missing swing net



Pedestrian and cycle route



View towards Leadmill Beck



Bridge across Leadmill Beck



### 3.16 Focus Area of LUF

The Levelling Up Fund (LUF) site boundary extends east towards Risedale School including most of Coronation Park and Jubilee Park. The northern section includes Shute Road and an area of land to the west of Shute Road and south of the Fish and Chip shop on Richmond Road. The images on these pages show Coronation Park, a view looking south eastwards over the cleared former Swimming Pool Site (Shute Road) and existing property on Shute Road.



View looking across former Swimming Pool site towards Coronation Park



Looking east across Coronation Park towards Leadmill Beck



The Bridge and Nail Bar



Existing play area


Former swimming pool site

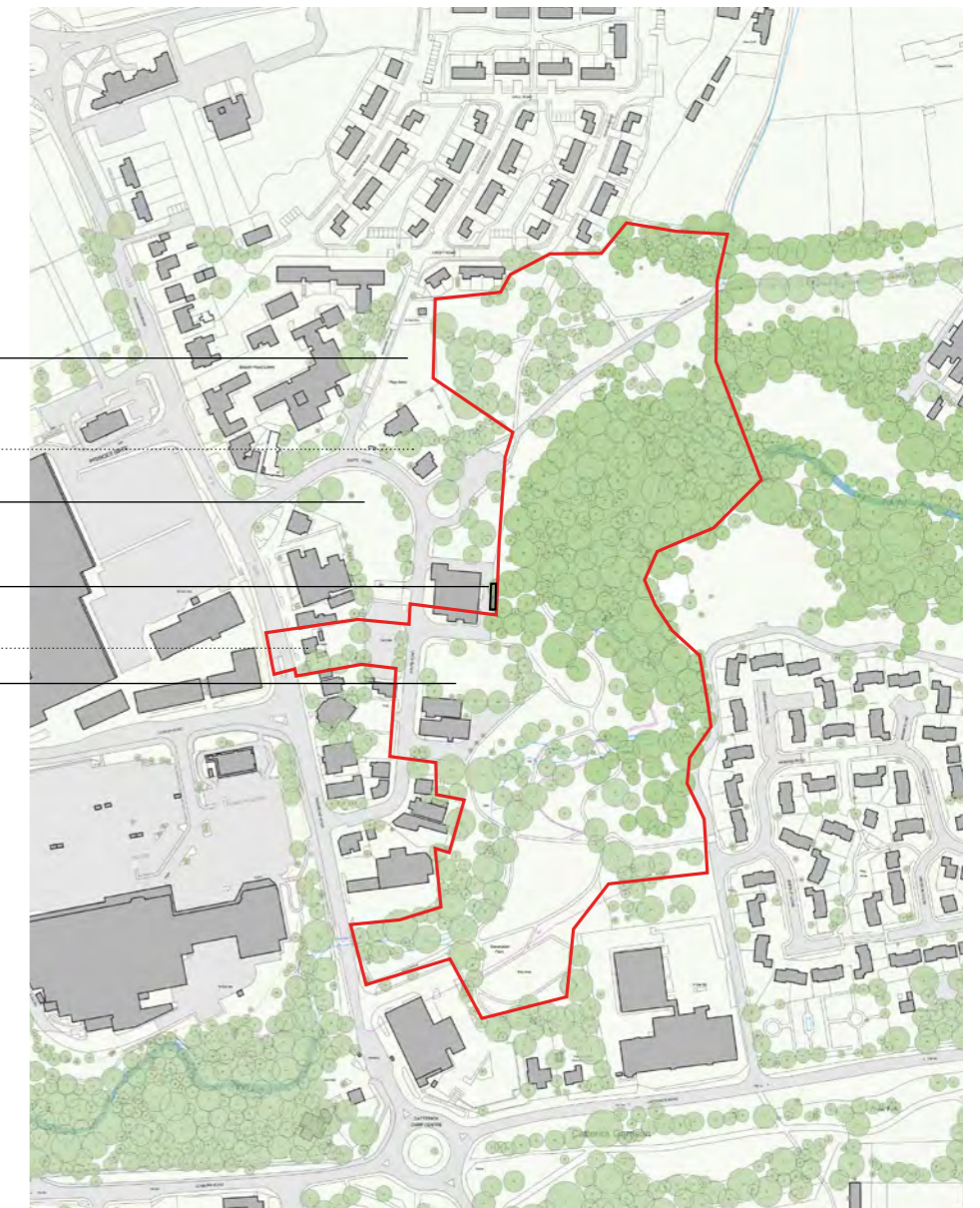
Sub station concealed

Flat topography for an accessible public square

Vacant bike shop creating a connection to Richmond Rd



 The red line illustrates the project improvement area



4.0 LUF PROGRAMME



Artist's sketch impression of the proposal from the east



Landscape plan

#### 4.1 Project I Accessibility and Connectivity

Project I addresses the lack of green linkages from the surrounding residential and neighbouring retail areas to the new development on Shute Road and to Coronation Park.

To support pedestrian and cycle movement to and from the site, improvements will be made to the pedestrian crossings along Richmond Road, easing the movement onto the south end of Shute Road and to the new opening off Richmond Road.

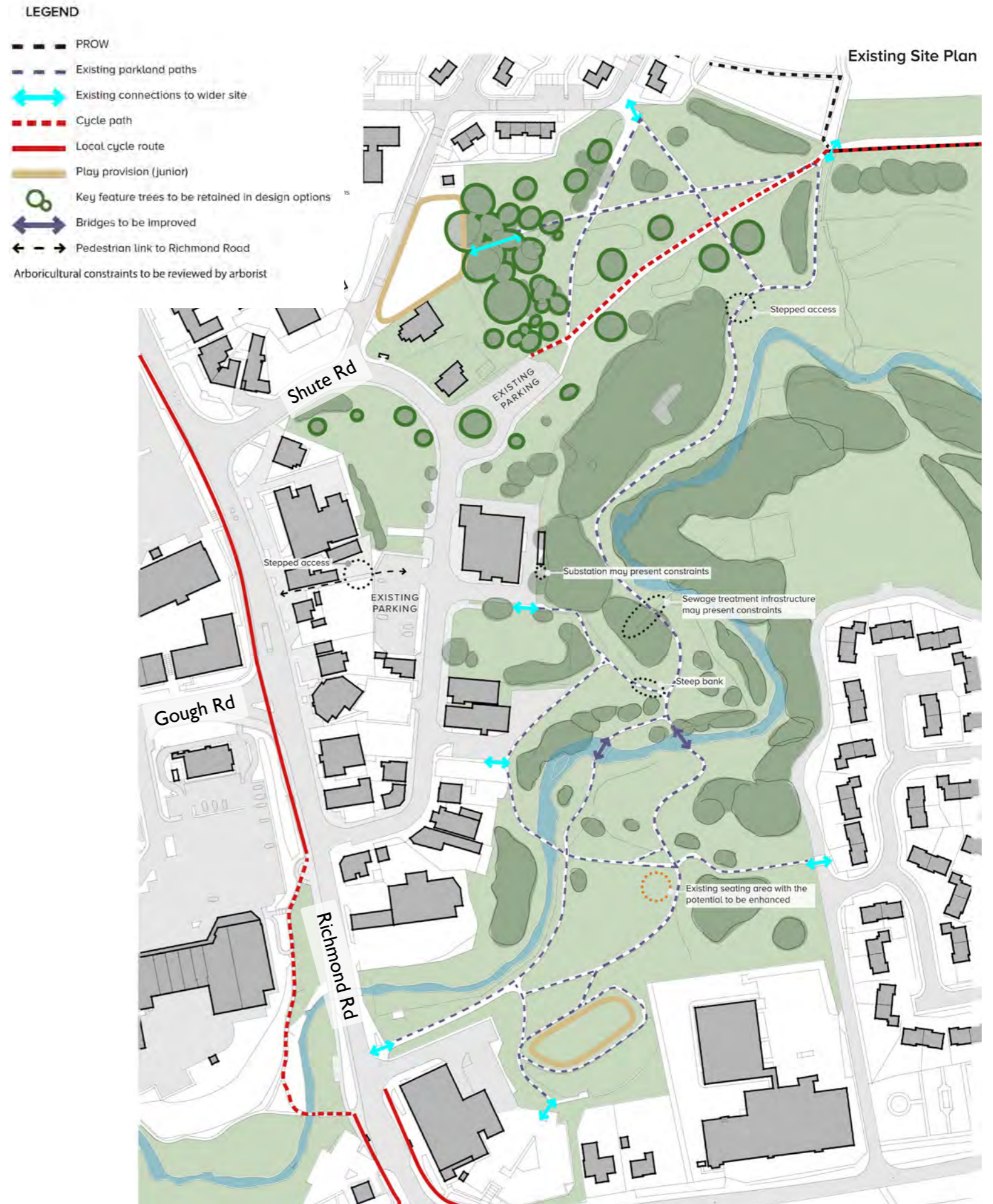
Existing cycle paths are being fully connected into the park and town square with clear travel routes throughout the park.

Existing pedestrian paths will be improved to support movement.

Both aspects look to improve access and connectivity, generally, and to reduce the reliance on car travel into the town centre.



Improved walks and peaceful spaces













## 4.2 Project 2 Public Realm and Landscaping

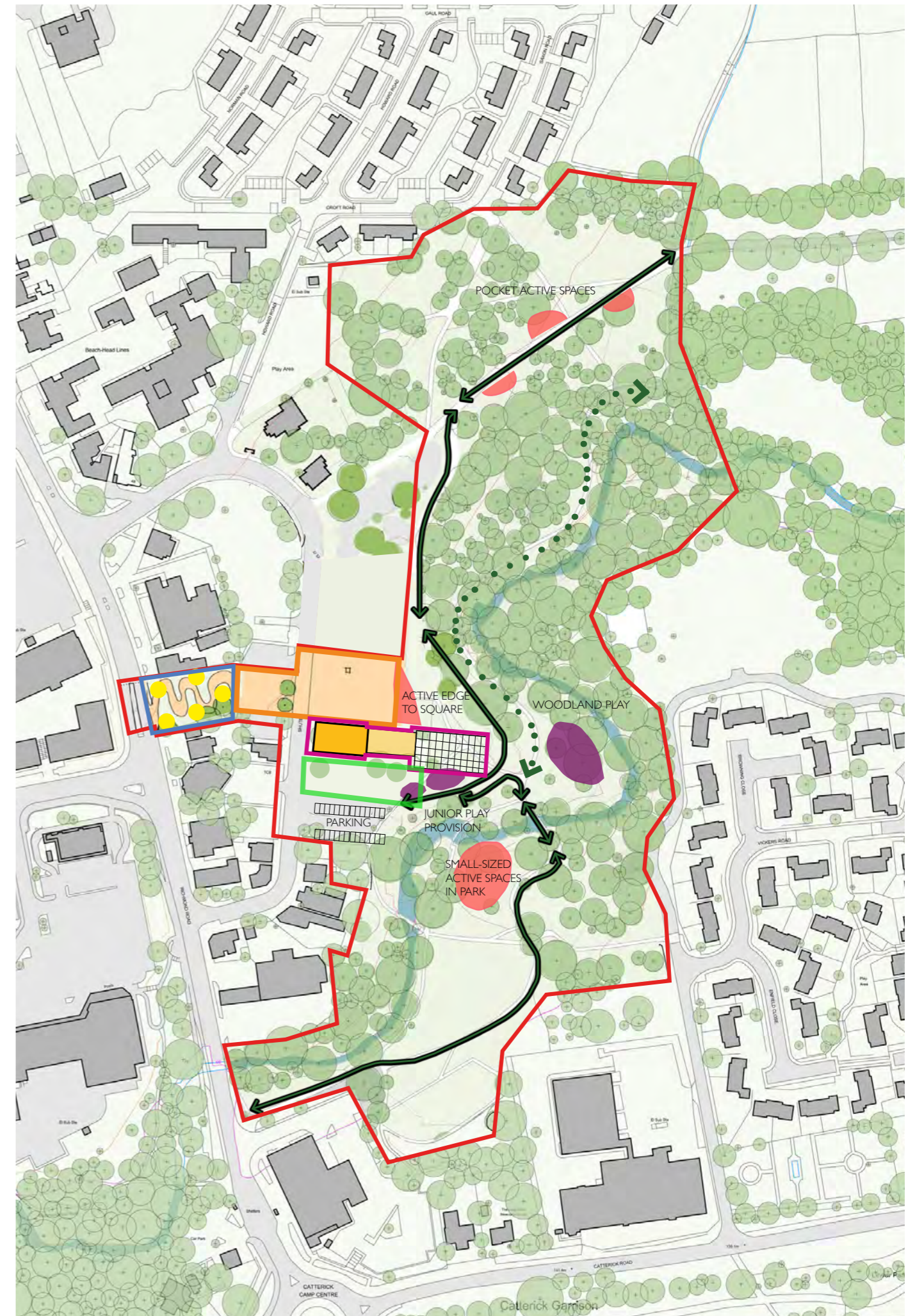
Project 2 will open up the Shute Road area to increased use and create communal spaces to meet, socialise and exercise. A new access point, town square and improvements within the park will reinvigorate this space and encourage residents to utilise these green assets more. Community gardens and play equipment will support health and wellbeing and space to host events will enrich the cultural offering to residents and visitors.

### Proposed Zones

The LUF proposals are underpinned by creating different zones which will have a different emphasis and function. At the heart of the proposals is a new public square that will have a multi functional role capable of accommodating a variety of events such as military remembrance, pop up food and markets, social gatherings etc.

Zones:

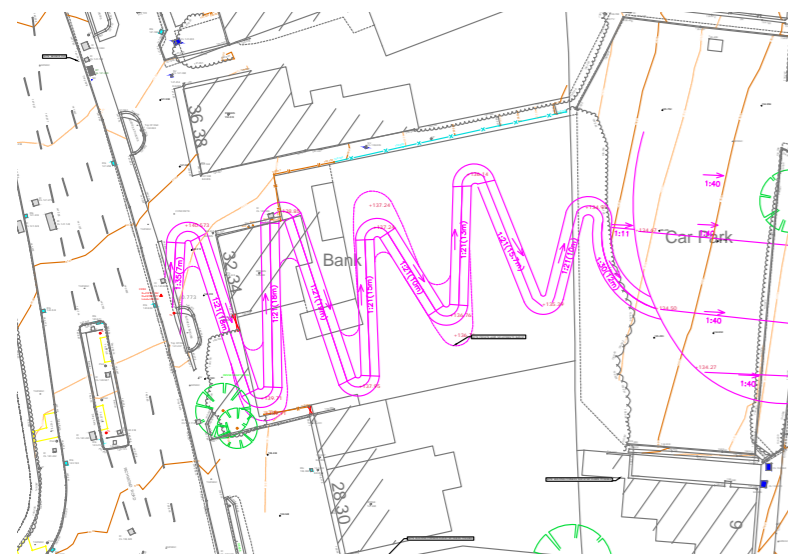
	Ramp from Richmond Road		Active Spaces
	Square		Play Spaces
	Community Center		Playful Interventions
	Community Garden		Parking
			Cycling Routes
			Footpath



## Ramp from Richmond Road

The key design principles for the proposed pedestrian link between Shute Road and Richmond Road are set out below.

- Ramped path set into soft landscape with rest stops + 'integrated play' elements.
- Using the change in levels between Richmond Road to Shute Road as a ramped public space.
- Creating a more inclusive public realm.
- Incorporating greenery and existing trees where possible.
- Public plaza to connect the ramp and public square including active zones / play + areas for outdoor seating.



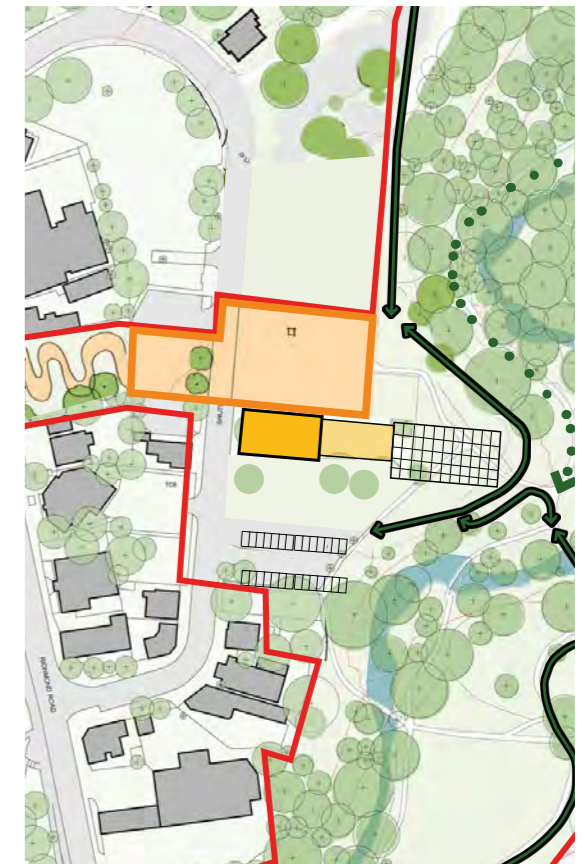
The ramped link would link with the wider proposals and park to the east. The illustrative images show the potential form and landscape treatment for the ramped link.



## Public Square

The public square located between the ramp from Richmond Road and the Coronation park provides a new attractive gathering space visible from the main road. The flat square can be used for formal and informal gatherings, including military remembrance or pop up food markets. Formal public square location is made more obvious against surrounding public realm.

- A focal memorial feature could be included within the public space.
- Location of the square provides the opportunity for more developments around the square later on.

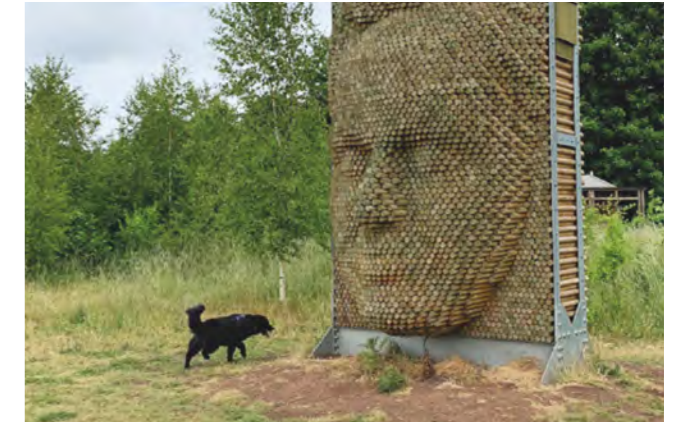


## PUBLIC REALM AND LANDSCAPE

The development of Coronation Park, Jubilee Park and Shute Road represents a unique opportunity to reinvigorate Shute Road and create anew hard public space alongside an improved park with a series of play and recreation areas to cater for a wide range of ages.



Resurface or overlay existing pedestrian paths



Potential to develop sculpture trail



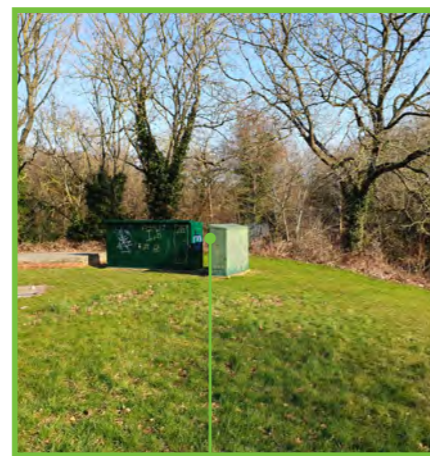
Create greater diversity in woodland and woodland edges



Provision of external furniture



Opportunity for improved footpath



Opportunity to conceal sub station



Opportunity for improvements to footbridge



Enhance existing play spaces



Potential to provide growing area and community garden

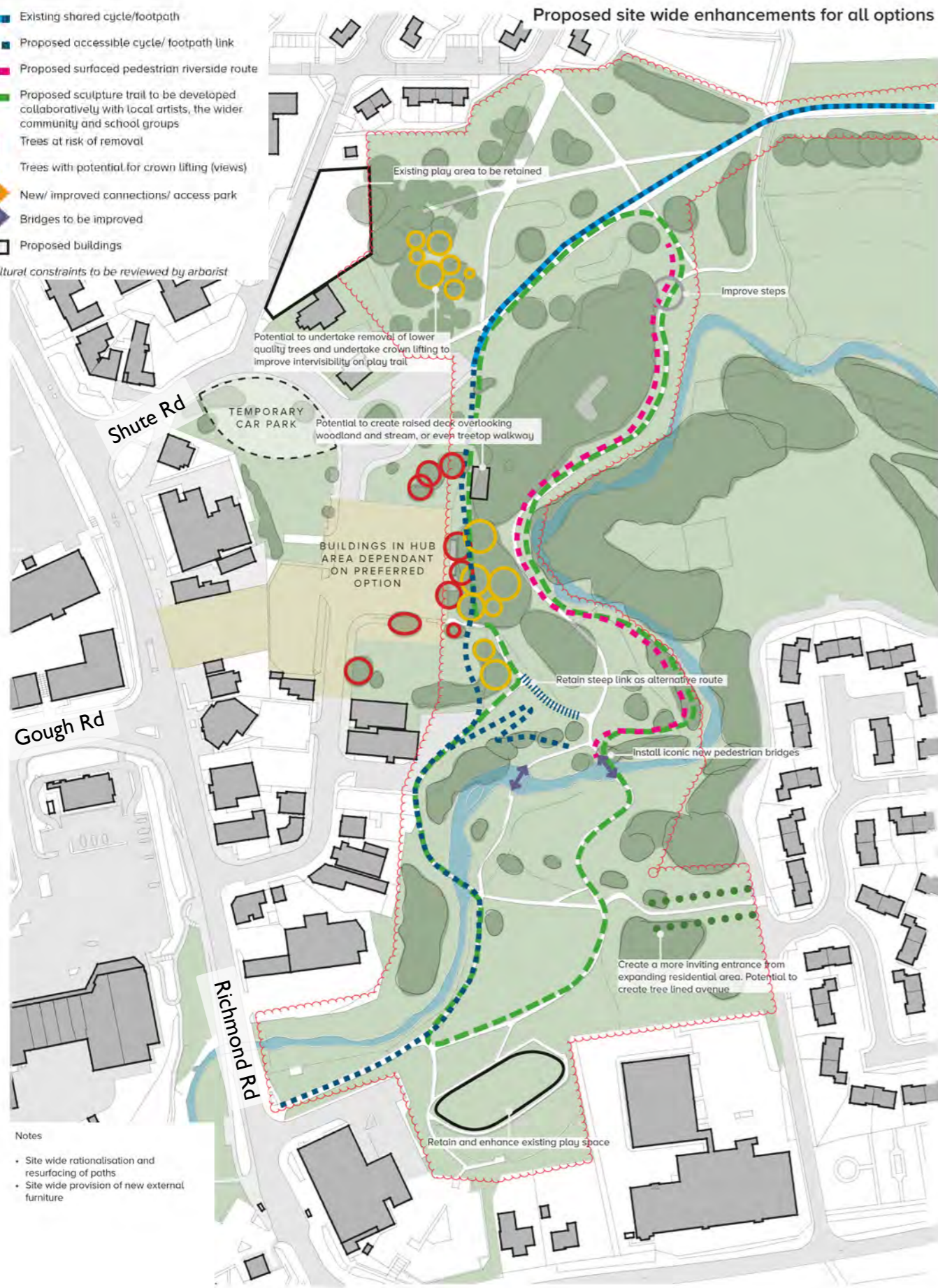
# PUBLIC REALM AND LANDSCAPE

## LEGEND

- Existing shared cycle/footpath
- Proposed accessible cycle/ footpath link
- Proposed surfaced pedestrian riverside route
- Proposed sculpture trail to be developed collaboratively with local artists, the wider community and school groups
- Trees at risk of removal
- Trees with potential for crown lifting (views)
- New/ improved connections/ access park
- Bridges to be improved
- Proposed buildings

Arboricultural constraints to be reviewed by arborist

### Proposed site wide enhancements for all options



- Notes
- Site wide rationalisation and resurfacing of paths
  - Site wide provision of new external furniture

A concept landscape masterplan has been prepared and seeks to create a series of interconnected spaces each with a different emphasis.

Two design options have been considered in respect of landscaping and public realm. These options reflect discussion with key stakeholders and a desire to look at an all encompassing proposals with multiple interventions alongside public realm and landscape proposals with a reduced amount of interventions such as play areas but which will still ensure transformation and a significantly enhanced environment.



Precedents & Materials Palette

### Area A - Ramped Path



Ramped path



Soft landscaping to embankment / edges Resin bound gravel

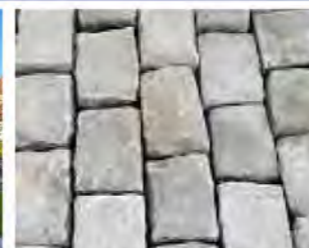
### Area B - Small Public Plaza



Timber play equipment / bound rubber surfacing Informal activities

Informal seating

### Area C - Main Square



Cenotaph and hard landscaping

Locally sourced reclaimed setts

### Area D - Active Edge

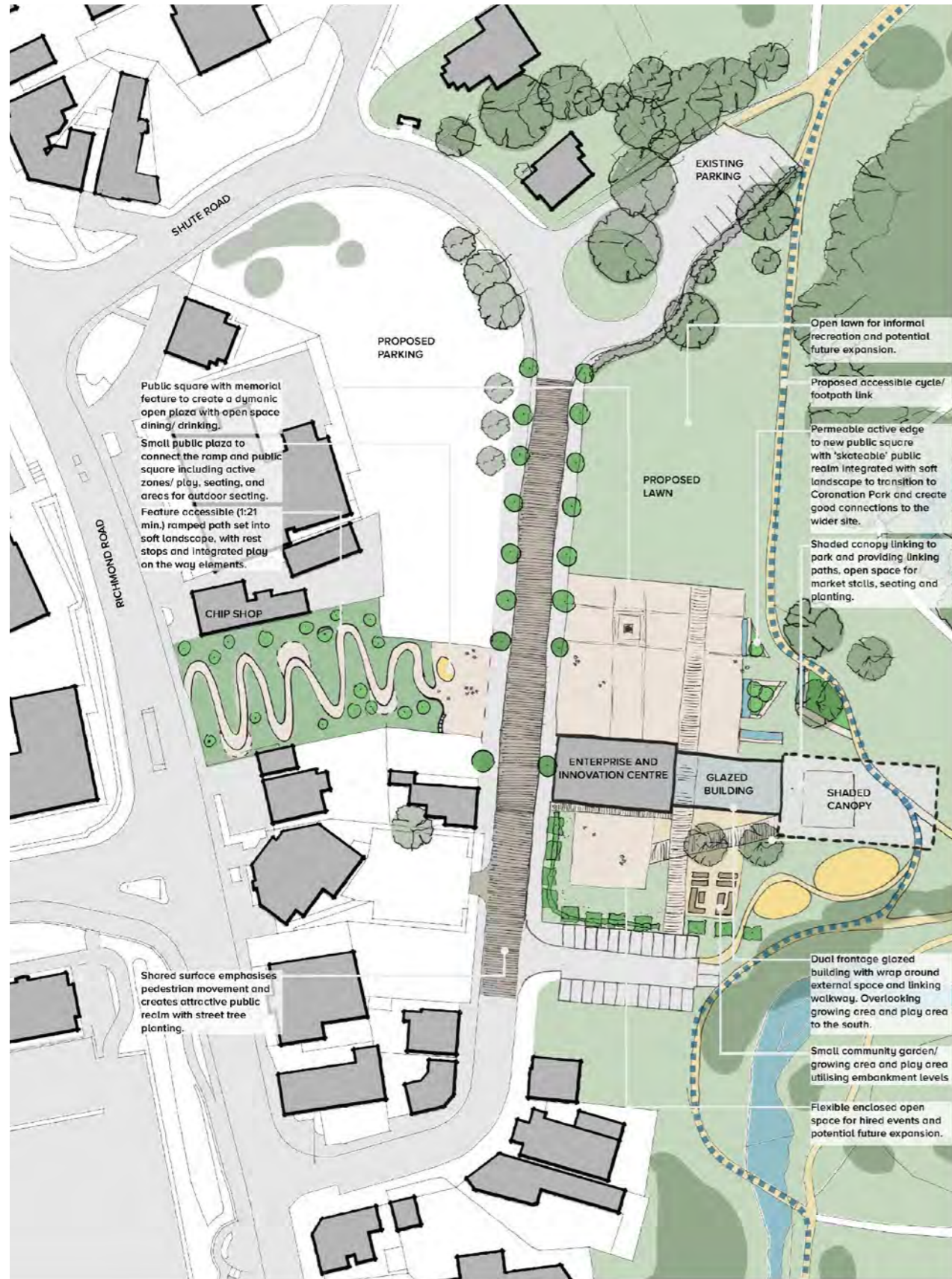


Public realm with subtle skate features

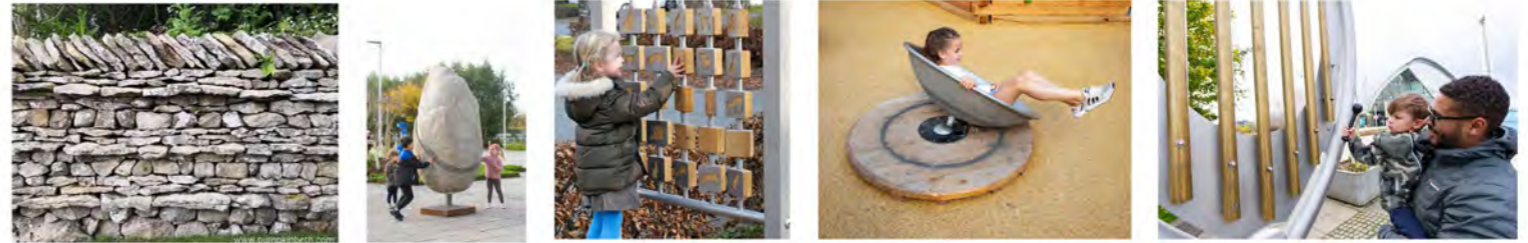


Block features to edge of square

# PUBLIC REALM AND LANDSCAPE



Ramped path from Richmond Road



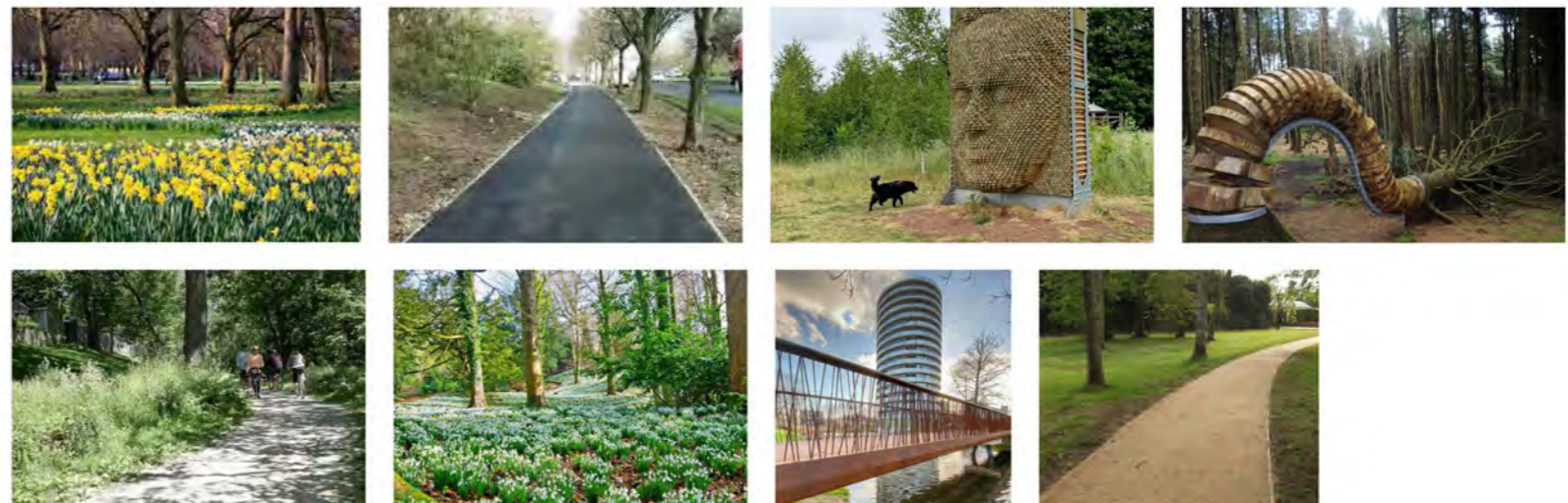
Ramped path



Retail Break Out Space



Wider Park Improvements





# PUBLIC REALM AND LANDSCAPE



## Play Provision



## Woodland Play



## Small Active Space in Park



## Pocket Active Spaces



## Growing area & Community Garden Space



### 4.3 Project 3 Community and Enterprise Building

Project 3 will deliver a central focus to the space and provide facilities to allow the community to come together to eat and socialise, to work and run a business, conduct training and support its residents. This new hub for Catterick Garrison will be powered by sustainable energy.

The Garrison Town Centre's main destination relate to a Tesco superstore, Princess Gate and the Leisure Centre. Diversification to provide a different offer and attraction will be important in increasing footfall and encouraging greater activity along Shute Road and within Coronation Park.

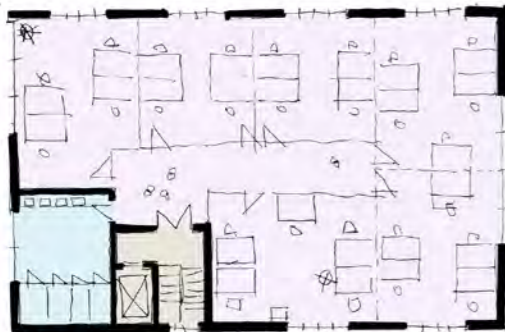
Structure encompassing multiple uses:

- business (offices, educational and exhibition spaces)
- food hall (independent catering units, local produce)
- seating area overlooking the square and play areas.



Precedents

Indicative floor plans have been prepared to show how the internal arrangements within the proposed buildings could work and accommodate different uses including office, food and drink, flexible work space and accessible toilets.



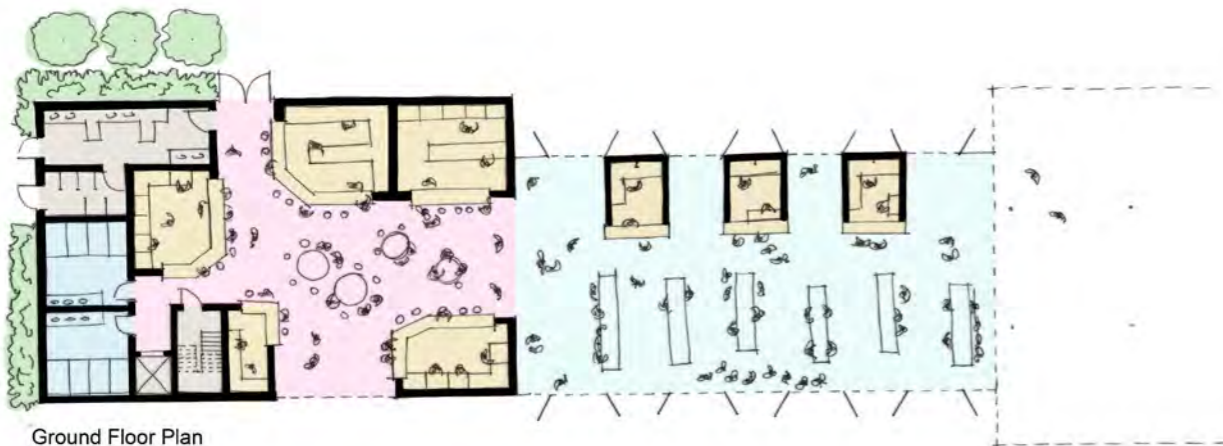
Second Floor Plan

Rentable office spaces, offices for local authorities and specialists, bank drop in service.

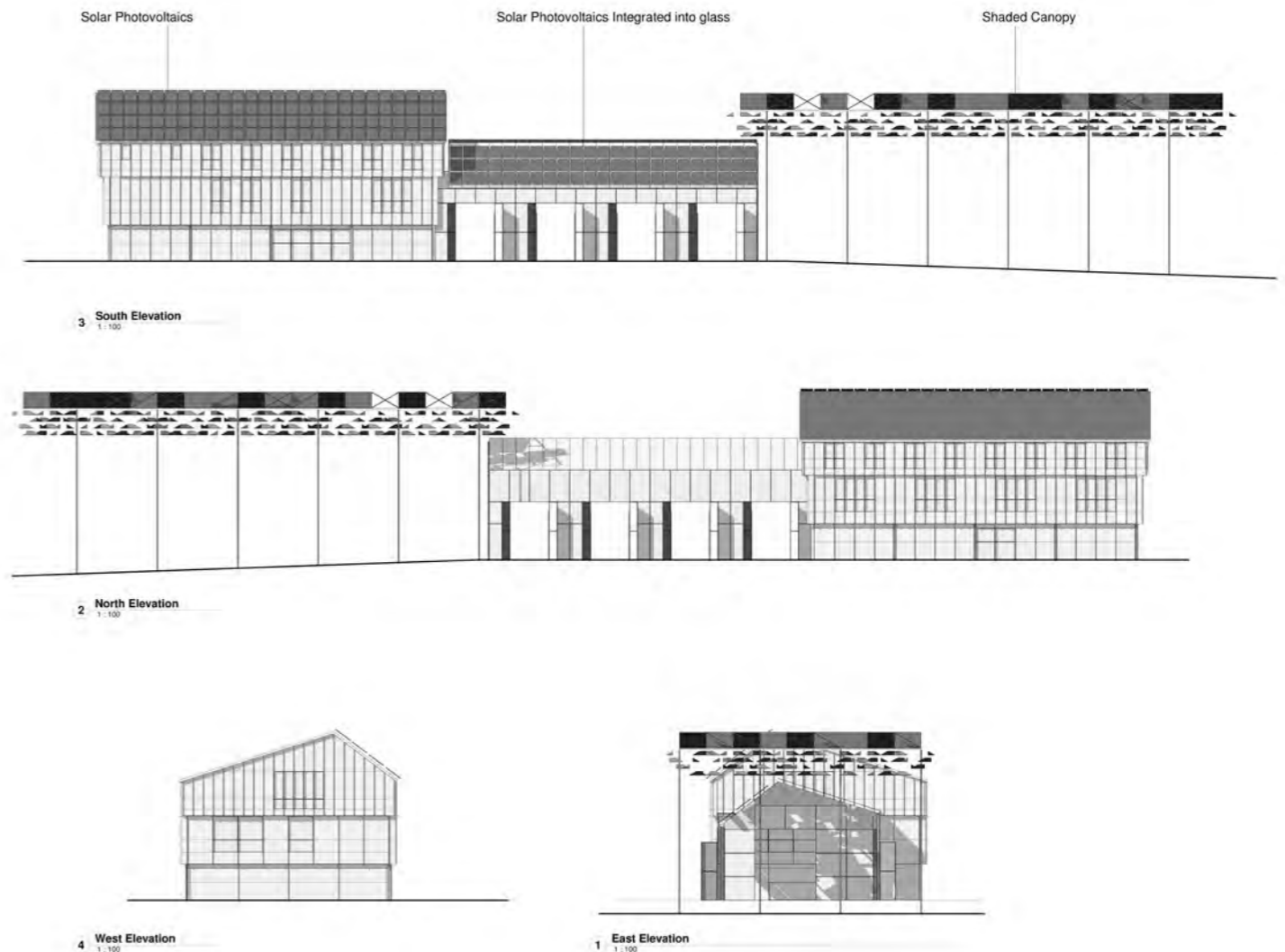


First Floor Plan

An innovation centre for all ages with multi-use exhibition and educational spaces.



Ground Floor Plan



A thriving centre for the local community encompassing a community food hall with micro sized catering units, overflowing into the public square.

Public toilets.

Key design notes include:

- Active frontages to all elevations
- Bi/ fold / sliding doors to public space
- Accommodation over three floors
- Toilets on all floors
- Flexible central space at ground floor

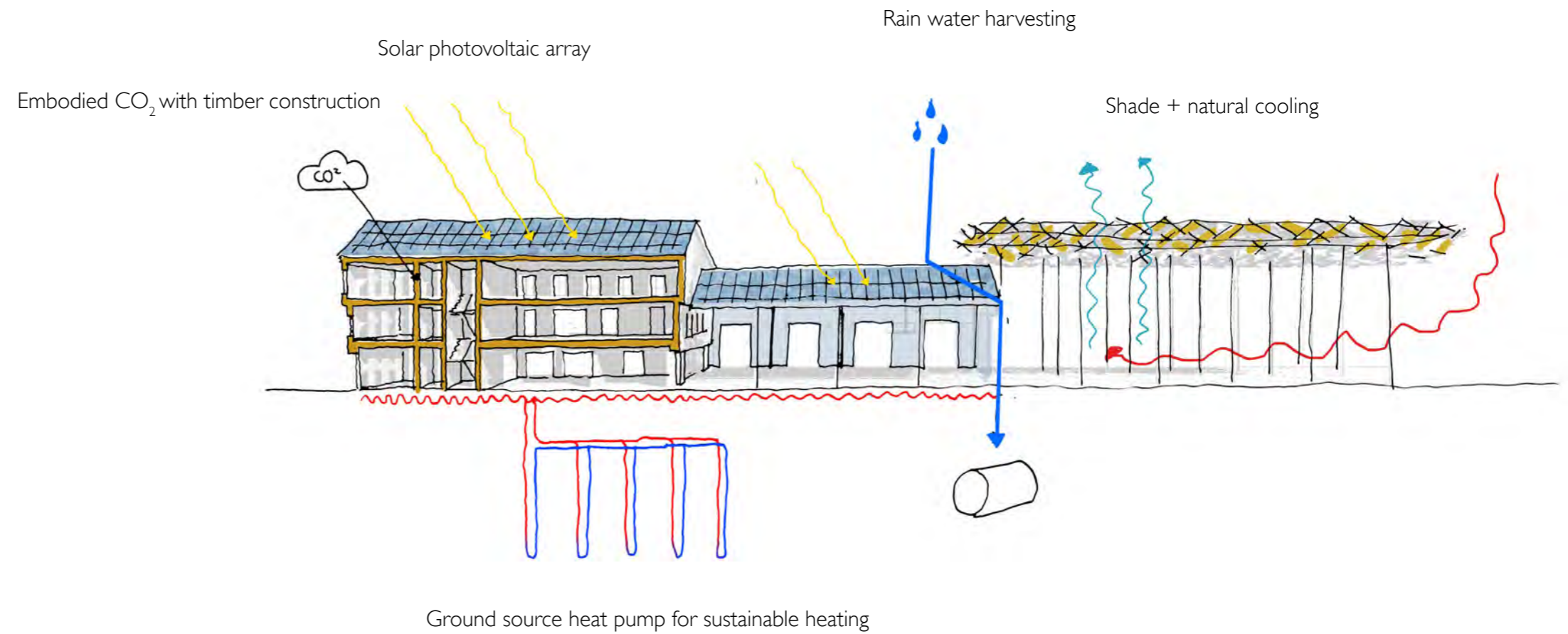


## Low Carbon Technology

The design team have spent time considering how sustainability and low carbon energy can be embedded throughout the proposals. The building design has been considered to allow for photovoltaic panels to the roof and canopy structure. A ground source heat pump has also been identified and considered as a means to generate renewable energy.

All buildings will be designed to the latest building regulation and Part L standards. This will ensure low u-values and energy efficient buildings.

The LUF proposals are closely aligned with wider principles of encouraging walking and cycling to assist with modal shift and reduce the reliance on private cars. Secure cycle storage will be provided as part of the proposals.



## 5.0 CONSULTATION FEEDBACK

### 5.1 Consultation Approach

The following groups have been consulted and met with to discuss the emerging design proposals:

- Defence Infrastructure Organisation
- Richmondshire District Council
- North Yorkshire County Council

The project team scoped which stakeholders to target within the project development phase and approached Public Health, Business Engagement and Community Outreach, the YNY Local Enterprise Partnership (skills and SME support) and liaised with other providers of community and innovation hubs to test the proposals.

The Public Consultation consisted of local and online consultation events and targeting of key groups. Consultation was undertaken with full support of local Councillors.

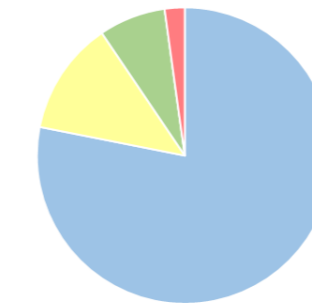
Public Consultation was undertaken over May / June 2022 on the proposals. Four open question and answer sessions were held in total, with sessions at Catterick library, Colburn village Hall, the Nepalese Health Mela and with year 8 students at Risedale School, Hipswell. The Colburn village hall sessions were part of an Armed Forces & Veterans Breakfast Club and Nepalese health event so that their views could be specifically gathered. The school youth focused session looked at their specific needs for the building and park.

Information was displayed within Catterick and Colburn libraries, Loos Road Community Centre (MOD and civilian) and Colburn village hall for 3 weeks with questionnaires available to complete. Red and Green stickers were available to be placed on the visual boards to show proposal likes and dislikes.

An online webpage and questionnaire link was posted on social media, print media and sent directly to district councillors, local town and parish councils, local community groups, local area partnership groups for Richmondshire x 5, sports groups, Dementia Friendly Richmondshire group, public health and environment associates, community safety officers, local transport providers and included within Richmondshire's Community and Business newsletters.

Posters highlighting the online material and events were distributed to local shops, community centres and GP surgeries. Council officers have directly engaged with the local MP's office.

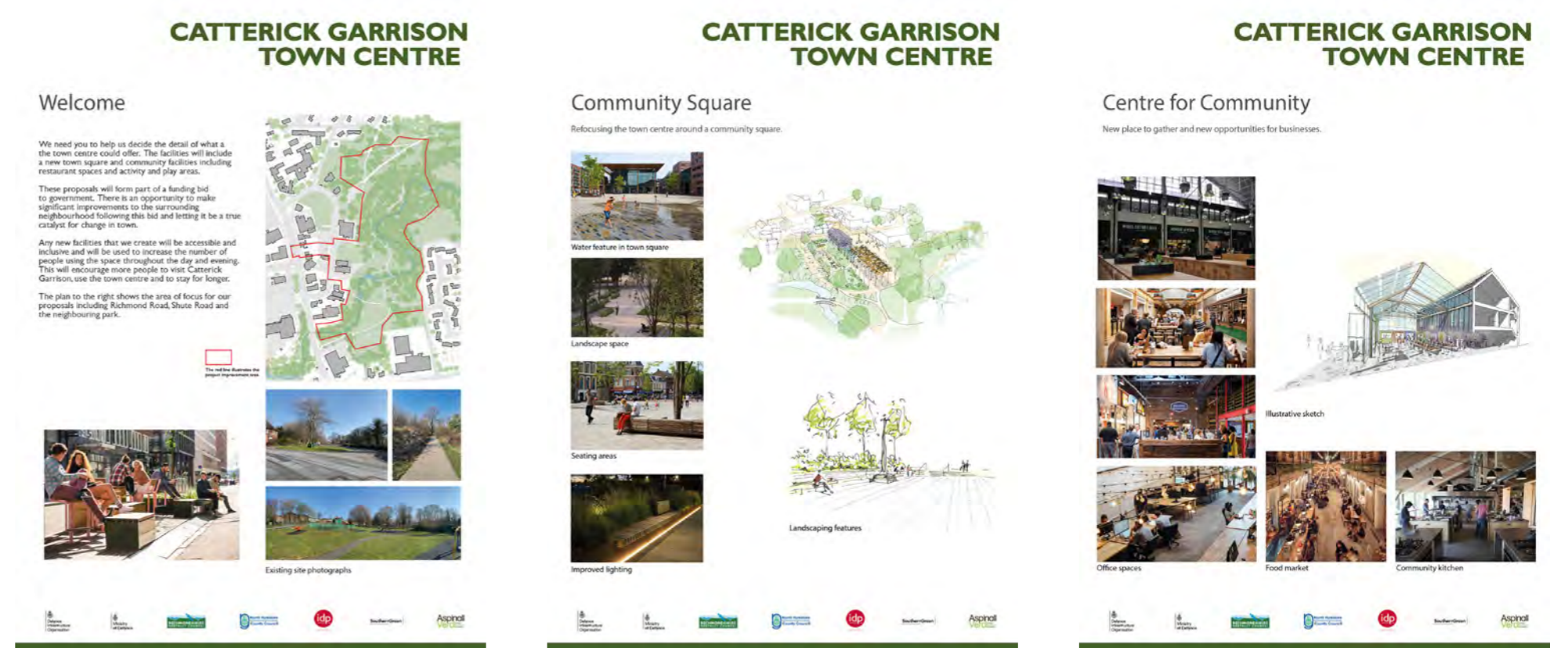
### 5.2 Key Findings



Overall, what are your impressions about the latest plans to improve the town centre at Catterick Garrison?

- 78% Positive
- 12% Neutral
- 7% Negative
- 0% I don't know
- 2% No reply

The consultation process generated 137 direct responses with a 78% positive response to the overall proposal and only 7% negative, (the difference being neutral or no response). The most favourable uses for the community space in the building were: Zero waste supermarket (27%), Arts and crafts activities (26%) and family activity sessions (23%). Other activities suggested were Youth clubs and activities for teenagers and a clothes / school uniform bank. The session at Risedale school highlighted the need for a youth club. Generally, more spaces for different groups to be able to get together was identified as a need. The children mentioned more food choices "multicultural food that rotates on a monthly basis."



Park improvement suggestions included; Improved seating (10.4%), improved lighting (9.5%) and places to meet friends (9.5%). Improved play areas and walkways were next. Similar themes were seen on the "Green dots" with the addition of Growing areas and community gardens and improved cycle ways. The children at Risedale wanted more interesting, fun activities for their age group and also for younger children. They also wanted to see more public art, with the suggestion of a local art competition.

Improved paths and cycleways, play activities and additional sports activities, community growing areas, better seating and lighting improvements are included within the proposal.

In terms of the building, the food and beverage offering is planned to be smaller, independent offerings, ideally from local community members. Each of the activities mentioned will be discussed with local groups and potential management companies to facilitate these requirements. There were some concerns around integration with existing facilities and improving access to and from this development and making sure it is accessible to all. General access to the site and mobility issues have been key during the design process through the new opening onto Richmond Road, which is a gradient, and design that makes it accessible for wheelchair users and those with pushchairs. Improvements to the pedestrian crossings are also included to smooth the route from existing shopping and leisure areas. Parking spaces for those that need to use a car are part of the building design proposal.

Other concerns raised were around potential vandalism of the proposal, potential removal of trees and the existing derelict building on Shute Road. Any trees within the project area that can be retained will be and the proposal includes planting 63 new trees. The current derelict building on Shute Road will be demolished to improve the look of the whole area whilst waiting for future phases of development to the area. To reduce the likelihood of vandalism to the area, CCTV cameras are proposed for around the building and town square.

Overall, the proposal has been well received with many comments made about the need for places to bring the community together, to hold events and to socialise which is the key aim of this project. The positive feedback on this proposal was summed up by one student stating this this development "would be the biggest thing to happen to Catterick Garrison".

## CATTERICK GARRISON TOWN CENTRE

### Vibrant mix of activities and play

Providing spaces that make Catterick a destination.

- Ramped Path
- Small public plaza
- Main square
- Active edge



Ramped path Informal pocket play zones adjacent to ramped path



Timber play equipment/bound rubber surfacing Informal activities Places to meet up with friends



Water / mist play zone with night lighting Skate park / Skateable areas Public art displays



## CATTERICK GARRISON TOWN CENTRE

### Enhancing Coronation Park - potential options



Better seating and recreational spaces Bike tracks / ramps Growing area and community garden space Improved cycling paths



Additional planting Improved lighting Improved play areas Improved walks and peaceful spaces



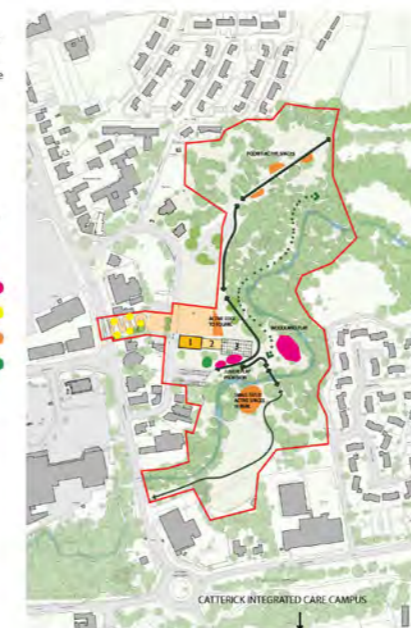
Outdoor theatre space Play areas Places to do exercise or play sports Improved bridges



## CATTERICK GARRISON TOWN CENTRE

### Project Ideas

- One central building divided into three main parts (from the left):
  1. Enterprise and Innovation Centre
  2. Glazed Pavilion
  3. Shaded Canopy
- Central feature for Catterick, making it a destination
- Opportunity for more developments around the square later on
- Play Spaces
- Playful Interventions
- Active Spaces
- Growing Area and Community Garden Space
- Cycling Routes
- Footpaths



## CATTERICK GARRISON TOWN CENTRE

### Thank you

Your thoughts and views today are appreciated.



Active play areas Outdoor theatre Small play features

