

Catterick Garrison Development Strategy Defence Estates

Catterick Garrison is the largest army town in the UK. Through the 'Strategic Defence Review' it has been identified that the Garrison will continue to expand for the foreseeable future. Alongside this, the Ministry of Defence's requirement to address 'quality of life' issues for its own personnel has become a key driver in seeking to ensure that the local population, both military and civilian, is the beneficiary of a broad range of high quality facilities.

Defence Estates (DE) administer the purchase, development and disposal of land on behalf of the MOD in the UK. Entec has been the lead consultant on this project for DE since 1995. Alongside DE and Army representatives, Entec prepared and presented the new draft Town Centre Masterplan for the regeneration of Catterick Garrison town centre to an audience of about 50 local businesses and stakeholders. The draft masterplan is the culmination of several years work, in partnership with the district council and other local bodies. It forms part of the second phase of development within the Garrison following the successful completion of the Richmondshire Walk Retail Park, which includes a new Tesco Superstore and other leading retailers, as well as the new Darlington College campus.

The new draft Masterplan embraces the provision of key community and commercial facilities namely:

- a new sports and leisure centre, to include a new swimming pool for the garrison and much needed facilities for the many young families living locally;
- the complete redevelopment of the existing retail area within the town centre for a mix of shopping, leisure, housing and community uses;
- the improvement of the local environment through planting, new street furniture, signage and additional CCTV; and



Creating a dynamic town centre

- a potential discount food store, car dealership and hotel chain to locate in new landmark buildings, signalling the arrival point to a re-vitalised town centre.

Entec, Defence Estates and the MOD have led the promotion of the Garrison through Regional Planning Guidance, the County Structure Plan, the District Local Plan and via individual planning applications. The process which involved the formulation of a long-term vision and strategy for the town centre and the Garrison as a whole, required a considerable consensus building exercise to foster involvement of local authorities, statutory bodies and communities in the process. This is now culminating in real results on the ground including:

- securing planning permission for residential development at Arras Lines, a prestige housing site allocated within the Richmondshire District local plan, currently within the control of MOD and soon to be released to private developers;
- award of preferred developer status to Aldi who have subsequently secured planning permission for a discount food store on a town centre site; and
- assembly of a project team to deliver the proposed sports and leisure facility that forms part of the Masterplan.

These proposals will benefit the town centre and the civilian and military population of the Garrison.

