

Middleton Tyas : Settlement Development Assessment

1. Introduction

Settlement Development Assessment considers the suitability of land within the existing settlement development limit and a broad swathe of land around it to identify potential directions of development and areas for protection from development. It is based on a wide range of local conditions that might affect potential development. The identification of any broad areas for development is not equivalent to the granting of planning approval for any future proposals that might be brought forward. These will be considered in detail through the Council's Development Management processes.

SDA starts the preparation of revised development limits and allocations, which will be set in the Council's Delivering Development Plan (DDP). It also provides the context for decision making under Core Policy CP4, which provides essential allocation criteria to assess the suitability of development proposals coming forward before the adoption of the DDP. This is necessary to ensure that the Council's statutory development plan is consistent with the National Planning Policy Framework (NPPF), which rendered the existing development limits out of date

This assessment has been prepared following briefing sessions with District and Parish Councillors and a public meeting held in the Memorial Hall on 27 January 2015. A further 7 written responses were received following the public meeting and officers were guided round locations contributing to and affected by surface water flooding events.

The areas defined for the assessment are (see Map 1):

- A Village within current development limit
- B Land east of Kneeton Lane and north of Five Hills Lane
- C Land south of Five Hills Lane and north of School Bank and Cow Lane
- D Land east of Oakfields
- E Land west of Moulton Lane and east of Smithgutter Lane
- F Land west of Smithgutter Lane and east of track to Studlea Grange
- G Land south of Middleton Tyas Lane
- H Land north of Middleton Tyas Lane
- I Paddocks
- J Land west of Kneeton Lane

The following questions were asked:

1. How does this area sit in relation to the rest of the village and the wider landscape?

2. Do any of the following issues affect potential development in this area:

- Natural habitats
- Historic buildings or remains
- Highways and access
- Utilities
- Flooding
- Other

If yes, how?

3. Is this area a suitable place to look for development sites? Please explain your reasons?

4. Is this area a suitable place to look for areas of Local Green Space? Please explain your reasons

2. Development Assessment

The following assessments look at each of areas A to J as a whole and does not regard their full extent as being suitable or required for development. These areas were defined to be substantially in excess of any potential site required to meet Local Plan 2012 – 2028 Core Strategy development targets. This ensures that any potential area, which may be discussed in the foreseeable future, has been covered.

Area A – Village within current development limit

Q1. Setting

Area A is the existing built area of Middleton Tyas as defined by the Settlement Development Limit defined in the Local Plan 1999-2006, the Conservation Area boundary, the School and the adjacent playing field. This covers the historic core of the village plus its more recent extensions, including Oakfields and Kneeton Park. The Settlement Development Limit was defined in 1990's and was tightly drawn on the current built extent of the village. It is out of date under the National Planning Policy Framework.

There are a number of open spaces within this area including the playing field, Kneeton Park, Oakfields and the wooded areas surrounding Park View

Q2. Constraints

Middleton Tyas Conservation Area covers the historic core of the village and small fields considered to be important to its setting. It also includes several listed buildings and structures. In addition, several trees and two large tree groups are protected with preservation orders. Development would need to consider and safeguard all of these designations.

Surface water drainage issues at times of heavy and sustained rainfall affect Middleton Lane, Kneeton Lane, the Slough and Oakfields as excess water runs over road surfaces when storm drains are blocked or overwhelmed.

Q3. Development suitability

Development within the existing limit would be relatively close to the village centre, its services and amenities.

Built Heritage constraints restrict development options in terms of design, layout, materials and wider impact on conservation grounds.

Although delivery within this area would not require extension into the countryside, it would need to be based on small sites leading to village cramming and loss of open spaces. The available land is unlikely to provide a suitable range and mix of housing types. Incremental growth through small sites would not bring necessary infrastructure improvements and their cumulative impact would exacerbate existing issues.

Q4. Important areas of Green Space

Built and natural heritage designations help to protect areas around Linden House, Park View and East Hall.

Conclusion.

There is insufficient space within the defined, but out of date, development limit. Incremental growth constrained in this area would be small scale and its cumulative impact would risk exacerbating current surface water drainage problems. Apart from very small scale development this area is unsuitable for sites to meet expected growth.

Area B – Land east of Kneeton Lane and north of Five Hills Lane

Q1. Setting

This area comprises a relatively flat area of land to the east of Kneeton Lane around to the west of Five Hills Lane. It is relatively close to the village centre, its services and amenities and surrounds the school and playing fields. It is bounded at its north eastern corner by Hallcrofts plantation, which contains areas of mineral disturbance and the Five Hills tumulus Scheduled Ancient Monument.

Q2. Constraints

The southern portion of this area is adjacent to the Middleton Tyas Conservation Area and important Listed Buildings, which development would need to consider and safeguard. These designations may restrict development options in terms of design, layout, materials and wider impact etc.

The far north eastern part of this area is has been subject to mineral disturbance and their suitability for development would need to be established. Beyond this area lies the scheduled Five Hills Tumulus.

Vehicular access is good, but the capacity and safety of potential access points from Kneeton Lane and Five Hills Lane would need to be investigated and may limit the amount of development possible.

3. Development Suitability

This area could provide sites for the expected scale of development. The main access would be from Five Hills Lane, subject to its impact on the setting of East Hall and highway safety including pedestrian access. Although access is possible from Kneeton Lane north of the current playing field, development in this northern part of the area would be separated from the main built area of the village and could not be justified unless part of a much larger scale development.

Q4. Important areas of Green Space

No areas of important local green space have been identified in this area

Conclusion

The main area for potential development lies off Five Hills Lane. Development in this location would be well linked to the school and other village services, however safe pedestrian routes would be needed. Development in this area would also need to address its impact on the Middleton Tyas Conservation area and the listed East Hall.

Area C – Land south of Five Hills Lane and north of School Bank and Cow Lane

Q1. Setting

This area comprises land east of Five Hills Lane around to the north of School Bank/Cow Lane. It is fairly flat alongside Five Hills Lane but slopes steeply downwards to School Bank and Cow Lane. This lower area extends towards the waste water treatment works north east of the village.

Q2. Constraints

This area is adjacent to the Middleton Tyas Conservation Area and in close proximity to Listed Buildings which development would need to consider and safeguard.

Apart from Five Hills Lane, there is limited vehicular access with very limited capacity on Cow Lane. The area is crossed by Public Right of Way between Cow Lane and Five Hills Lane.

Topography affects development options in terms of design, layout and wider impact. The lower lying eastern part of this area is affected by surface water flooding, which is part of a system that attenuates surface water flooding elsewhere in the village.

Q3. Development Suitability

Area C is a large area, but its suitability for development is restricted by its topography. The most suitable areas off Five Hills Lane are adjacent to East Hall, its listed buildings and structures and the village Conservation Area. It is unlikely that development could be designed to mitigate its impact on this prominent area at the entrance to the village. Even if this could be achieved, this part of Area C would be remote from the rest of the village with poor pedestrian access. The remainder of Area C is largely inaccessible and performs an important part in the overall management of surface water in the village.

Q4. Important areas of Green Space

No areas of important local green space have yet been identified in this area, but the setting of East Hall at the entrance to the village may be a suitable candidate.

Conclusion

The topography and setting of Area C restrict its development potential and it is considered unsuitable.

Area D – Land east of Oakfields

Q1. Setting

Area D is the area to the east of the village and is between Cow Lane to the north and Moulton Lane to the south. It rises fairly steeply from the low point at the bottom of School Bank, through wooded areas towards St Michael's and All Angels church.

Q2. Constraints

Area D is an area of significant built heritage. It contains the copper mining Scheduled Ancient Monument, and provides the setting for the Grade 1 listed church and other listed features. It is also an extensive area of disturbance through past mining activities.

It is relatively remote from village core, its services and amenities. Leyberry Plantation provides extensive and established tree cover adjacent to existing development limit, which isolates this area. Although well connected to Moulton Lane access would be across the Scheduled Ancient Monument.

Q3. Suitability for Development

This area is unsuitable for development

Q4. Important areas of Green Space

The extensive and high level designations in this area provide a high level of protection.

Conclusion

The high level of heritage designation makes this area is unsuitable for development

Area E – Land west of Moulton Lane and east of Smithgutter Lane (Cow Park)

Q1. Setting

This area comprises land between Moulton Lane to the east and Smithgutter Lane to the west. It sits below the historic core of the village and is separated by the steep bank on northern edge. There is extensive tree cover including Lamberry Bank Plantation and the open areas retain extensive ridge and furrow features.

Q2. Constraints

Area E is well connected to Moulton Lane but it is relatively remote from the village core, its services and amenities. Lamberry Plantation provides extensive and established tree cover. The remaining area provides natural surface water flood storage draining from the village above. Extensive mediaeval ridge and furrow features are evident.

Black Scar Quarry Site of Special Scientific Interest (SSSI) lies to the south of area E. A small area of past mining disturbance sits on the eastern edge of Area E adjacent to the Scheduled Ancient Monument in Area D.

Q3. Suitability for Development

The eastern part of Area E sits opposite Oakfields and could be accessible from Moulton Lane subject to safe highway design. However this location is subject to periodic surface water flooding from the upper part of the village with water flowing down the Slough and also through related springs. Development in this area would be subject to the same surface flooding issues and would impact upon Oakfields, which is downstream of these flows. As a result this area is considered unsuitable for development.

Q4. Important areas of Green Space

Area E is very distinctive and is crossed by a number of footpaths. It could be considered as an area of Important Local Green Space, which would ensure its important flood management role.

Conclusion

This area is unsuitable for development, but is a candidate for designation as an area of Important Local Green Space.

Area F - Land west of Smithgutter Lane and east of track to Studlea Grange

Q1. Setting

Area F sits behind the village core between Smithgutter Lane to the east and the access to Studlea Grange to the west. It occupies part of the South Field of the mediaeval field systems and retains ridge and furrow features.

Q2. Constraints

Smithgutter Lane, the track to Longfield Farm and other smaller entries provide very limited access to Area F. The area is crossed by a footpath and bounded by two others.

It is mainly adjacent to the village Conservation Area and several listed buildings, which would require any development proposal, to consider and safeguard this setting in terms of design, layout, materials and wider impact.

Surface water flows across and down Smithgutter Lane in heavy or prolonged rainfall.

Q3. Suitability for development

Access to Area F is poor and any solutions to this problem would impact severely on the village's built heritage and its setting. It is unlikely to provide suitable areas for development unless access could be provided from the neighbouring Area G.

Q4. Important areas of Green Space

No areas of important green space have been identified. The village Conservation Area extends into this area east of and including Longfield Farm.

Conclusion

Area F currently provides little opportunity for development. This could only be resolved through access from Area G or through the creation of an alternative access off Middleton Lane, both of which would have a major impact on the Conservation Area and listed buildings in it.

Area G – Land south of Middleton Tyas Lane

Q1. Setting

Area G is extensive sitting between the A1 Scotch Corner junction west of the village and the access to Studlea Grange to the east. It slopes gently to the south. It occupies part of the South Field of the mediaeval field systems and retains ridge and furrow features.

Middleton Tyas Lane runs along its northern edge and the area is well related to Scotch Corner services, but it is remote from the village core

Q2. Constraints

Surface water drainage from this area is down into the village through several channels in mixed ownership through the village.

The multiple entrances facing onto Middleton Tyas Lane would require safe highway design in any future development proposal. The area is crossed by public right of way.

Q3. Suitability for development

The extensive nature of Area G makes it a substantial candidate for future development, well in excess of current expectations. However, it is poorly related to the current village core and risks extending the ribbon development that has characterised the extension of the village in this direction. Initial development in this location should aim to integrate with the existing village at its eastern end. It would also need to secure effective drainage so as not to burden the existing network.

Q4. Important areas of Green Space

No areas of important green space have been identified.

Conclusion

Area G is suitable for development, subject to effective drainage and safe highways design. But only a small part of it would be required to meet current development expectations. This should be the eastern part of this area and would need to integrate with the existing village, rather than continue the existing poor pattern of ribbon development

Area H – Land north of Middleton Tyas Lane

Q1. Setting

Option H extends from Scotch Corner services west of the village north of the housing on Middleton Lane to the paddocks surrounding Village Farm. The area slopes from Scotch Corner towards the village centre and Kneeton Lane.

The eastern end of this area is closest to the village centre, but remains relatively remote from the centre, its services and amenities.

Q2. Constraints

Access to this area is limited to Scotch Corner Services, a minor entrance on Middleton Tyas Lane and through land east of Rose Hill Farm in Area I. This latter access would cross the Conservation Area and affect protected trees.

The multiple accesses facing onto Middleton Tyas Lane from the houses on its northern side would require safe highway design in any future development proposal, should a suitable access be found or created.

Wider surface water flows cross this area towards Kneeton Lane increasing the risk of flooding at times of high or sustained rainfall. Surface water from this area drains down into the village through culverts alongside Middleton Tyas Lane, which are in mixed ownership along this route.

Q3. Suitability for development

Although extensive, poor accessibility to this area substantially reduces its potential for development. Unless access can be provided onto Middleton Lane that is well integrated into the main part of the village, it should be considered unsuitable apart from providing expansion space for neighbouring areas if required. Alternatively access could be from future development in Area J, but this would exceed current development requirements.

Q4. Important areas of Green Space

No areas of important green space have been identified.

Conclusion

Area H offers little practical scope for development because of poor access.

Area I - Paddocks

Q1. Setting

Area I is a collection of small fields surrounding the Village Farm development and is well located close to the centre of the village. The area slopes from its western edge towards the village centre.

Q2. Constraints

It includes open spaces important to the setting of the village Conservation Area and some listed buildings north of Middleton Tyas Lane. Several trees are protected with preservation orders. All of which any development proposal would need to consider and safeguard.

Wider surface water flows cross this area towards Kneeton Lane increasing the risk of flooding at times of high or sustained rainfall. Some surface water drainage from this area is down into the village through channels in mixed ownership alongside Middleton Tyas Lane.

Q3. Suitability for development

The heritage designations within this area substantially reduce its potential for any larger scale development.

Q4. Important areas of Green Space

No areas have been identified, but the heritage designations already afford a degree of protection. The wider area could be considered, but this may not be compatible with the definition of green space in the National Planning Policy Framework.

Conclusion

Area I offers little practical scope for development because of the role it plays in the setting of the village Conservation Area.

Area J – North (West of Kneeton Lane)

Q1. Setting

Area J comprises open land to the north of the village and west of Kneeton Lane. This area slopes from west to east. It is close to the village centre, its services and amenities. Access is available off Kneeton Lane and it will be close to the A1 Local Access Rd when complete in 2017. This will provide an alternative route from the village to Scotch Corner avoiding the existing narrow junctions.

Q2. Constraints

Wider surface water flows draining from higher ground up to the A1 cross this area towards Kneeton Lane increasing the risk of flooding at times of high or sustained rainfall. Extreme heavy or sustained rainfall events have seen water run from Kneeton Park down the road system, over the Slough to the lowest point into the stream running through Oakfields or into Area E when storm drains are blocked or overwhelmed.

There are no heritage constraints in this area

Q3. Suitability for development

This area is suitable for development sites to meet current development targets, subject to an effective surface water management solution that mitigates the impact of drainage from this area.

Q4. Important areas of Green Space

No areas have been identified

Conclusion

Area J is suitable for development subject to an effective drainage strategy that addresses the surface water problems affecting this area. It is well situated and unaffected by heritage constraints.

Summary Assessment

| Area | Assessment |
|--|--|
| A: Village within current development limit | There is insufficient space within the defined, but out of date, development limit. Incremental growth constrained in this area would be small scale and its cumulative impact would risk exacerbating current surface water drainage problems. Apart from very small scale development this area is unsuitable for sites to meet expected growth. |
| B: Land east of Kneeton Lane and north of Five Hills Lane | The main area for potential development lies off Five Hills Lane. Development in this location would be well linked to the school and other village services, however safe pedestrian routes would be needed. Development in this area would also need to address its impact on the Middleton Tyas Conservation area and the listed East Hall. |
| C: Land south of Five Hills Lane and north of School Bank and Cow Lane | Area C is considered unsuitable because its topography and setting of restrict development potential |
| D: Land east of Oakfields | High level of heritage designation makes Area D unsuitable for development |
| E: Land west of Moulton Lane and east of Smithgutter Lane | Area E is unsuitable for development, but is a candidate for designation as an area of Important Local Green Space. |
| F: Land west of Smithgutter Lane and east of track to Studlea Grange | Area F currently provides little opportunity for development. This could only be resolved through access from Area G or through the creation of an alternative access off Middleton Lane, both of which would have a major impact on the Conservation Area and listed buildings in it. |
| G: Land south of Middleton Tyas Lane | Area G is suitable for development, subject to effective drainage and safe highways design. But only a small part of it would be required to meet current development expectations. This should be the eastern part of this area and would need to integrate with the existing village, rather than continue the existing poor pattern of ribbon development |
| H: Land north of Middleton Tyas Lane | Area H offers little practical scope for development because of poor access |
| I: Paddocks | Area I offers little practical scope for development because of the role it plays in the setting of the village Conservation Area. |
| J: Land west of Kneeton Lane | Area J is suitable for development subject to an effective drainage strategy that addresses the surface water problems affecting this area. It is well situated and unaffected by heritage constraints. |