

# Brompton on Swale

## 1. Introduction

This profile of Brompton on Swale provides a context for a Settlement Development Assessment (SDA) of the village. The SDA will help to identify potential future directions of development and define up to date development limits. It will also provide local detail for the Local Plan 2012 – 2028 Core Strategy (LPCS) policies, which set the strategic scale and distribution for development. SDA could also facilitate Neighbourhood Planning, should the Parish Council wish to pursue it.

## 2. A Changing Village Population

Brompton on Swale has the second largest village population in Central Richmondshire. Table 1 shows that this had increased by 160 persons between 2001 and 2011, whilst the number of households increased by 110.

**Table 1: Parish Characteristics**

<b>Brompton on Swale</b>	<b>2001</b>	<b>2011</b>
Area - Parish (Ha)	1207	1207
Population (Usual Resident)	1719	1879
Student Living Away from Home (age 4+)	32	41
Dwellings	750	859
Households	710	820
Lower Quartile House Price (Ward SHMA, 2011)	-	£177,500

The parish age structure (Table 2) shows how the population has aged over the last decade. The proportion of people aged 45 to 64 years has increased by 7.8% in 2011, or 187 persons. In contrast, the proportion of people aged 30 to 44 years has fallen by 8.1%, or 110 persons. There has however been an increase of 1.3% in the proportion of people aged 16 to 24 years, a total of 37 persons. The proportion of people aged 25 to 29 years has remained the same at 5.2%.

**Table 2: Age Structure**

	2001		2011	
	N	(%)	N	(%)
All Usual Residents	<b>1718</b>		<b>1879</b>	
0 to 15	360	21.0	320	17.0
16 to 24	143	8.3	180	9.6
25 to 29	90	5.2	98	5.2
30 to 44	454	26.4	344	18.3
45 to 59	358	20.8	491	26.1
60 to 64	85	4.9	139	7.4
65 to 74	131	7.6	163	8.7
75 to 84	69	4.0	115	6.1
85 and Over	28	1.6	29	1.5

Table 3 shows that the proportion of people aged 16 to 74 and economically active in 2011 has increased by 3.2% or 157 persons. The proportion of those in full time employment has remained stable with an increase of 0.1%, whilst the proportion of the population in part-time employment has risen by 1.2% and those unemployed has increased by 1.1%. The proportion of the 16 to 74 year olds economically inactive has decreased by 2.2%. The proportion of those economically inactive as looking after home/family has decreased by 3.8%.

**Table 3: Economic Activity**

	2001		2011	
	N	(%)	N	(%)
<b>All Usual Residents Aged 16 to 74</b>	<b>1261</b>		<b>1415</b>	
<b>Economically Active; Total</b>	<b>918</b>	<b>72.8</b>	<b>1075</b>	<b>76.0</b>
Employee; Part-Time	166	13.2	204	14.4
Employee; Full-Time	562	44.6	633	44.7
Self-Employed	141	11.2	164	11.6
Unemployed	22	1.7	39	2.8
Full-Time Student	27	2.1	35	2.5
<b>Economically Inactive; Total</b>	<b>343</b>	<b>27.2</b>	<b>340</b>	<b>24.0</b>
Retired	169	13.4	193	13.6
Student (Includes Full-Time Students)	38	3.0	48	3.4
Looking After Home or Family	79	6.3	35	2.5
Long-Term Sick or Disabled	38	3.0	42	3.0
Other	19	1.5	22	1.6

Housing tenure changes (Table 4) reflect an ageing population. The number of households owning outright in the parish has increased by 4.6%, or 71 households. The proportion of households owning with a mortgage or loan has fallen by 9.6% to 42.2%, a total of 18 households. The proportion of

households privately renting from landlord or letting agency has increased by 5.2%, a total of 26 households.

**Table 4: Tenure (All Households)**

	2001		2011	
	N	(%)	N	(%)
<b>All Households</b>	<b>703</b>		<b>820</b>	
Owned; Owned Outright	202	28.7	273	33.3
Owned; Owned with a Mortgage or Loan	364	51.8	346	42.2
Shared Ownership (Part Owned and Part Rented)	0	0.0	0	0.0
Social Rented; Rented from Council (LA)	52	7.4	39	4.8
Social Rented; Other	32	4.6	42	5.1
Private Rented; Private Landlord/Letting Agency	39	5.5	88	10.7
Private Rented; Other	7	1.0	21	2.6
Living Rent Free	7	1.0	11	1.3

### 3. Landscape Character

Brompton on Swale is located on the north bank of the River Swale within a floodplain landscape with an expanse of relatively flat agricultural land. Mature trees and neat pattern of hedgerows characterise this area and the historic core of the village is largely hidden from the outside, but the view is now dominated by the embankments of the A1 trunk road.

Agricultural land around the village is classified as good to moderate (grade 3)

### 4. Built Character

Occupation of this area dates back to at least Roman times, with the important site of Cataractonium lying south of the modern village around Catterick Bridge, where Dere Street crossed the river Swale. The origins of the village appear firmly rooted in agriculture, but evidence suggests that the village also continued to serve the travelling public on the old A1.

The historic village core is linear with the majority of buildings lining the main street where walled front gardens and associated footpaths emphasise its width. Few mature trees exist within this central area except at the junction with River Lane and at the west end of the village around the Church. There are no formal open areas, but the significant gap between Village Farm and Bean's Cottage, in the otherwise continuous northern frontage of Richmond Road, provides views over open farmland. In this area buildings are generally of a local vernacular style and for the most part simple two storey cottages arranged in terraces, though their height varies considerably, creating an interesting roofscape. The main walling material is coursed local river cobble, some left in natural rounded form, others dressed or faced to give the appearance of squared stone. Render also plays an important role and adds interest and variety to the street scene. Clay pantiles provide the main

traditional roof covering, but stone and Welsh slates are also used. Buildings have restrained detailing and limited openings. Most incorporate sash windows or Yorkshire sashes and solid doors, though the mullions at Village Farm provide a contrasting style. Individual buildings of note include Home Farmhouse dated c1690, Inglenook dating from at least 1733 with its elaborate central door case, and Brompton Grange, c1840, built by James Flint, a Richmond iron-founder.

The village sat on the junction of the Richmond Branch and the Catterick Camp military railway.

Brompton on Swale has grown significantly during the second half of the C20th with development particularly located to the eastern end of the village up to the A1 with the Brompton Park development located to the north and the Brompton Court development to the south of Station road and Curteis Drive and Honeypot Road to the south of Bridge Road. More recent larger scale development has included the first phase of development to the east of Gatherley Road at Stephenson Road which was completed in 2003.

Since this scheme was completed development has occurred to a lesser extent as whilst a net total of 239 dwellings have been granted full permission in the parish, only a net total of 28 dwellings have been delivered. However 200 of these were for phase 2 of the development to the east of Gatherley Road where the application has been revised and an outline application for 250 dwellings is currently pending. Development has included 5 dwellings at Curteis Drive and 11 dwellings at Tudor Court. Permissions granted have also provided for the conversion of the former Tudor House Hotel in to 3 dwellings; the conversion of old brewery buildings in to 2 dwellings; the conversion of the office in to 1 dwelling; and; the conversion of agricultural barns and outbuildings in to a total of 10 dwellings.

Full applications for commercial uses granted have included the extension of the village shop and post office. Numerous full planning permissions have been granted at the employment area on Gatherley Road which includes 9 applications for the erection of industrial units; 20 applications for the extension of existing premises; 12 applications for the change of use from one commercial use to another; and; 9 applications for the new buildings at existing premises. 7 full applications have been granted for the erection or extension of agricultural buildings in the parish.

## **5. Village Infrastructure**

The current facilities and services available in the Parish are detailed below.

### **Village Services**

Brompton on Swale CE Primary School

Pubs – Farmers Arms, Crown Inn

Churches – St Pauls Church & Methodist Church

Convenience Store and Post Office

Businesses – Numerous located at Gatherley Rd, Bridge Rd and Station Rd

## **Open Space and Leisure**

Honeypot Road Sports Ground

Village & Community Sports Centre

Cricket Pitch

Play Areas at Brompton Park, Pembury Mews, Brompton Court and Curteis Drive

Allotments

Footpaths & Rights of Way – There are a number of footpaths and rights of way from and around the village including along the riverbank common. This network includes the Brompton-on-Swale Bridleway Bridge created through a parish-led project using the disused railway bridge which provides links from Brompton-on-Swale to Brough, Catterick Village, Colburn, Richmond (via Catterick Garrison), Ellerton and Scorton.

## **Transport**

The village centre is located immediately to the west of the A1. Access to the village from the A1 southbound is currently provided from the north of village at the Catterick North junction and from the A1 northbound at Catterick South junction to the south at Catterick Village. Upon completion of the current A1 upgrade a new Catterick Central Junction will replace these accesses and will be located to the south of the village.

The main Richmond Road intersects in to Station Road and Bridge Road in the centre of the village leading to Richmond and Scorton and the wider road network.

There are daily bus services (except Sunday) from within the village to Richmond, Darlington and Northallerton

- X34 – Mon-Sat – 4 times daily to Richmond and Darlington
- 55 – Mon-Sat – 4 times daily to Northallerton & Richmond

## **Statutory Undertakers**

### **Service**

Drainage  
Electricity distribution  
Flooding  
Gas distribution  
Highways local  
Highways strategic(A1)  
Waste Water  
Water

### **Responsible Body**

North Yorkshire County Council  
Northern Powergrid  
Environment Agency  
Northern Gas Networks  
North Yorkshire County Council  
Highways Agency  
Yorkshire Water  
Yorkshire Water

## 6. Planning Policy for Brompton on Swale

The section summarises the Richmondshire Local Plan Core Strategy 2012-2028 (LPCS) policies which affect Brompton on Swale. LPCS was adopted 9<sup>th</sup> December 2014 and sets the strategic objectives and policies guiding development in the parish until 2028. It has been in preparation since 2009 and the community was consulted 7 times during this time.

The LPCS has replaced all Local Plan 1999-2006 policies, with the exception of policy 23 (Development Limits). Policy 23 will be saved until development limits and land use allocations are updated, but it is modified by Core Policy CP4, which enables the assessment of development proposals both within and adjacent to the areas defined in Policy 23. This is necessary to ensure that the Council's statutory development plan is consistent with the National Planning Policy Framework (NPPF). Policy 23 development limits were first defined in the mid 1990's and are out of date under NPPF para 14. Core Policy CP4 provides essential allocation criteria to assess the suitability of development proposals coming forward before the adoption of the Delivering Development Plan (DDP).

The map at the end of this document identifies the Policy 23 development boundary and highlights relevant constraints that may affect development in the parish, including heritage and flood risk.

Policy	Assessment
<b>SP1: Sub Areas</b>	Brompton on Swale is located within the Central Richmondshire sub area which is recognised as the area of greatest growth reflecting the location of the main towns of Richmond and Catterick Garrison, scope for development and scale of existing facilities and infrastructure.
<b>SP2: Settlement Hierarchy</b>	Brompton on Swale is identified as one of three Primary Service Villages in Central Richmondshire along with Scorton and Catterick Village where key services are located, supplementing those provided in towns to help meet the needs of dispersed rural communities.
<b>SP3: Rural Sustainability</b>	Promotes sustaining the social and economic fabric of rural communities in the wider rural area beyond the village, whilst protecting and enhancing its environmental assets and character.
<b>SP4: Scale and Distribution of Housing Development</b>	A housing target of 240 dwellings is established to be delivered across the Central Richmondshire Primary Service Villages of Brompton on Swale, Scorton and Catterick Village.

<b>SP5: Scale and Distribution of Economic Development</b>	Supports development that consolidates and improves the existing employment area at Gatherley Road.
<b>Central Richmondshire Spatial Strategy</b>	Supports maintaining the Primary Service role of the village. Supports the continued development of the Gatherley Road residential area and its integration with Brompton on Swale. Supports development which consolidates and enhances the Gatherley Road employment area, particularly for general industry and logistics, and secures improvements to the stock and condition of existing premises and infrastructure.
<b>CP1: Planning Positively</b>	Establishes that the Council will take a positive approach to development proposals which reflect the presumption in favour of sustainable development outlined in the National Planning Policy Framework.
<b>CP2: Responding to Climate Change</b>	Supports Renewable and Low Carbon Energy generation which responds positively to the energy opportunities map; has no significant adverse impact on visual receptors or landscape character; and; benefits local communities.  Expects all new development to ensure carbon savings and be adaptable to climate change and mitigate flood risk.
<b>CP3: Achieving Sustainable Development</b>	Identifies key sustainable development requirements.
<b>CP4: Supporting Sites for Development</b>	Seeks development to be located within or if deliverable opportunities do not exist within, adjacent to the main built up confines of the village, providing proposal is in accordance with all other policies.
<b>CP5: Providing a Housing Mix</b>	Ensures housing proposals take account of the local housing requirement in terms of size, type and tenure
<b>CP6: Providing Affordable Housing</b>	Sets an affordable housing target of 40% for all development in the village with a net gain in dwellings, subject to an economic viability assessment.
<b>CP7: Promoting a Sustainable Economy</b>	Details employment activities and industries that will be encouraged in employment areas in Richmondshire including Gatherley Road. Supports small scale rural economic development which meets local needs in suitable locations such as primary service villages.

<b>CP8: Achieving Rural Sustainability</b>	Supports development outside of the village beneficial to the social and economic needs of rural areas.
<b>CP9: Supporting Town and Local Centres</b>	Not Applicable
<b>CP10: Developing Tourism</b>	Supports tourism activities and accommodation where they make a sustainable contribution to the local economy but do not detrimentally impact upon the local environment and landscape.
<b>CP11: Supporting Community &amp; Recreation Assets</b>	Supports the creation, protection and enhancement of community, cultural and recreation assets and expects new development to make provision of or contribute towards new or enhanced assets to meet identified needs of new development or expanded communities.
<b>CP12: Conserving and Enhancing Environmental and Historic Assets</b>	Seeks the conservation and protection of environmental and historic assets. Environmental, landscape and heritage designations in the Parish are highlighted on the supporting map.  Brompton on Swale conservation area was designated in 1977 and is focussed upon the historic core of the village at the west end. There are a total of 29 Listed and scheduled buildings, structures and objects which are all Grade II Listed including St Pauls Church and the war memorial.
<b>CP13: Promoting High Quality Design</b>	Expects all development of buildings and landscaping to be of high quality and respect and enhance its local context. Further detail will be provided in design guides.
<b>CP14: Providing and Delivering Infrastructure</b>	Ensures new infrastructure requirements of a development are met

### **Delivering Development Plan**

The LPCS provides strategic direction for future development. Further detailed development management policies will be included in the Delivering Development Plan (DDP) along with revised settlement development limits and land use allocations for main development sites. This Settlement Development Assessment is the starting point for the production of the DDP. The Council expects the DDP to take about two years to complete and it is subject to statutory consultation and examination before it can be adopted.