

Melsonby

1. Introduction

This profile of Melsonby 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

Melsonby has the second largest village population in North Richmondshire. Table 1 shows that this had increased by 34 persons between 2001 and 2011, whilst the number of households increased by 20.

Table 1: Parish Characteristics

Melsonby	2001	2011
Area - Parish (Ha)	1,108	1,108
Population (Usual Resident)	701	735
Student Living Away from Home (age 4+)	13	14
Dwellings	302	323
Households	287	307
Lower Quartile House Price (Ward SHMA, 2011)	-	£231,000

The parish age structure (Table 2), shows how the population has aged over the last decade. The proportion of people aged 60 to 74 years has increased by 8.8% in 2011, or 68 persons. In contrast, the proportion of people aged 25 to 44 years has fallen by 9.1%, a total of 56 persons and those aged 25 to 29 years has fallen by 4.1% from 47 to 19 persons between 2001 and 2011.

Table 2: Age Structure

	2001		2011	
	N	(%)	N	(%)
All Usual Residents	702		735	
0 to 15	149	21.3	148	20.2
16 to 24	59	8.4	56	7.6
25 to 29	47	6.7	19	2.6
30 to 44	179	25.5	151	20.5
45 to 59	167	23.8	182	24.8
60 to 64	30	4.3	65	8.8
65 to 74	41	5.8	74	10.1
75 to 84	27	3.8	31	4.2
85 and Over	3	0.4	9	1.2

Table 3 shows that the proportion of people aged 16 to 74 and economically active in 2011 had fallen slightly by 1.9%. The proportion of those in full time employment had fallen by 9.2% or 39 persons, whilst the proportion in part-time employment had risen by 3.8% or 23 persons and those self-employed by 3% or 19 persons. The proportion of the 16 to 74 year olds economically inactive had risen slightly by 1.9%, a total of 17 persons. The proportion of those retired had increased by 6.7%, a total of 39 persons.

Table 3: Economic Activity

Economic Activity	2001		2011	
	N	%	N	%
All Usual Residents Aged 16 to 74	534		547	
Economically Active; Total	380	72.5	386	70.6
Employee; Part-Time	55	10.5	78	14.3
Employee; Full-Time	251	48.0	212	38.8
Self-Employed	48	9.2	67	12.2
Unemployed	16	3.1	18	3.3
Full-Time Student	10	1.9	11	2.0
Economically Inactive; Total	144	27.5	161	29.4
Retired	59	11.3	98	18.0
Student (Includes Full-Time Students)	21	4.0	19	3.5
Looking After Home or Family	34	6.5	26	4.8
Long-Term Sick or Disabled	20	3.8	11	2.0
Other	10	1.9	7	1.3

Housing tenure changes (Table 4) reflect an ageing population. The number of households owning outright in the parish had increased by 11.8%, or 41 households. The proportion of households owning with a mortgage or loan had fallen by 14.1% or 33 persons. The proportion of households renting through a private landlord or letting agency had increased since 2001 by 3.3% or 12 households making it the third highest proportion of tenure in the parish.

Table 4: Tenure (All Households)

Tenure	2001		2011	
	N	%	N	%
All Households	287		307	
Owned Outright	68	23.7	109	35.5
Owned with a Mortgage or Loan	147	51.2	114	37.1
Shared Ownership (Pt Owned / Pt Rented)	0	0.0	0	0.0
Social Rented; Rented from Council	32	11.1	28	9.1
Social Rented; Other	0	0.0	3	1.0
Private Rented; Private Landlord or Letting Agency	27	9.4	39	12.7
Private Rented; Other	3	1.0	6	2.0
Living Rent Free	10	3.5	8	2.6

3. Landscape Character

From a distance, Melsonby is lost in a gently rolling agricultural landscape, with only the Church being at all prominent. It lies in the shallow valley formed by Waterfall Beck. The North Yorkshire Landscape Character Assessment places Melsonby within the Moors Fringe landscape situated to the west of Richmond. This area comprises the gently sloping eastern fringes of the Yorkshire Dales (Limestone Moors).

This is a transitional landscape lying between predominantly arable landscapes to the east and pastoral farming to the west. Wooded valley slopes, plantations, numerous small woodlands and hedgerow trees provide a sense of enclosure. Enclosure patterns vary greatly depending on location and historic origin, including larger scale enclosures with very strong landscape patterns and small-scale irregular field patterns, close to villages and often of medieval origins. Field enclosures vary from hedges in the east to dry stone walls at higher elevations in the west.

This is an essentially rural landscape that is largely undeveloped. It supports a moderate density of small villages and large farmsteads linked by a network of minor roads. Settlements in the area are predominantly constructed from local stone, resulting in strong visual unity with the surrounding landscape.

4. Built Character

Nearby Scots Dyke and Stanwick Camp suggest Melsonby's origins predate Domesday. The village gained prominence in the 15th and 16th centuries through horse racing and training on nearby Gatherley Moor, one of the most celebrated courses in northern England.

A central open area and its network of walls, enclosures and extensive tree cover defines Melsonby's historic core, which follows the east-west course of Waterfall Beck. Buildings are arranged in terraces above the beck and frontages are set widely apart. The crossroads in the centre of the village provides the main break to largely continuous frontages. East of the crossroads, the valley deepens and widens taking on an open character, terminated by the buildings and significant trees around the Church, Glebe Farm, the Rectory and Orchard House. The open area's west end is a network of small enclosed gardens and is slightly less well defined due to some infill development.

The architectural character of Melsonby's historic core is based on terraced groups of quite modest vernacular cottages and houses. Buildings are generally of two stories and their variation in scale creates a distinctive street scene. Stone is used extensively for walling, and tends to be quite variable in quality. The loss of some rendered surfaces has revealed poor quality rubble facades. Many buildings retain traditional roof coverings of clay pantiles, stone slates and Welsh slates. A number of buildings display some fine detailing including stone dressings, good quality door casings and surrounds, and an unusual form of raised gable coping peculiar to this part of the District. Windows are typically vertically sliding sashes, Yorkshire sashes or balanced casements, with traditional doors of solid construction.

Melsonby has grown during the second half of the 20th century, particularly to the south, with development at St James Close and Scots Dyke Close along Moor Road and Glebe Court south of East Road. More recent development has included the conversion and re-development of Wharton's Farm to the north of the village. Between 2000 and 2014, development has occurred to a lesser extent with a net total of 20 dwellings granted full permission, of which 18 net additional dwellings have been delivered. 8 of these are local needs dwellings whose occupation is restricted in connection with local employers including farms and racehorse training. Conversion of the former garage, Methodist church and agricultural barns have delivered 7 dwellings.

Planning applications for 28 dwellings were refused permission, including 24 dwellings on the former Durham City Transport depot outside of the village. The refusal of a further outline application for 18 homes on this site was upheld at appeal.

Permitted commercial uses have included the conversion of a first floor apartment and outbuilding at the Black Bull Inn into a community room and mini village store. 10 full applications for the change in use and extension of existing commercial and agricultural buildings for commercial storage and offices have also been permitted. 1 full application for the conversion of an outbuilding to a holiday cottage was also permitted. 13 full applications have been granted for the erection or extension agricultural buildings and permission has been granted for the erection, conversion or extension of 6 buildings at Thorndale associated with its use as a racehorse training establishment.

5. Village Infrastructure

Facilities & Services

Melsonby Methodist Primary School
Pub – Black Bull Inn
Church – St James The Great (library)
Mother and Toddler Group
Oil Cooperative

Businesses

Nixons Garage
Harelands Courtyard Offices where 5 businesses are currently located.
Swinbank Racing at Thorndale Farm.
Everards Garden Centre

Leisure Facilities

Playing Field & Childrens Play Area – Moor Road
Allotments
Quoits pitches on the green

Transport

Melsonby sits at the crossroads of two minor roads. From here, Richmond lies 4 miles to the south across the A66 and Barton junction and the A1 is one mile to the east. The A1 upgrade, due for completion in 2017, will make Barton junction full motorway standard. North and west lay several smaller villages closer to the River Tees.

The 29 Richmond to Darlington bus service travels through Melsonby every 2 hours during the day (Mon-Sat) in either direction.

Statutory Undertakers

Service	Responsible Body
Drainage	North Yorkshire County Council
Electricity distribution	Northern Powergrid
Flooding	Environment Agency
Gas distribution	Northern Gas Networks
Highways local	North Yorkshire County Council
Highways strategic(A1)	Highways Agency
Waste Water	Northumbrian Water
Water	Northumbrian Water

6. Planning Policy for Melsonby

The section summarises the Richmondshire Local Plan Core Strategy 2012-2028 (LPCS) policies which affect Melsonby. LPCS was adopted by the Council on 9th 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 frequently 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.

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.

Policy	Summary
SP1: Sub Areas	Melsonby is located within the North Richmondshire sub area. This is an area of more modest growth reflecting its rural nature, service availability and proximity to Darlington.
SP2: Settlement Hierarchy	Melsonby is identified as one of three Primary Service Villages in North Richmondshire along with Barton and Middleton Tyas where key services are located, which supplement those provided in towns to help meet the needs of dispersed rural communities.
SP3: Rural Sustainability	Promotes 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.
SP4: Scale and Distribution of Housing Development	A housing target of 105 dwellings is established to be delivered across the North Richmondshire Primary Service Villages of Melsonby, Barton and Middleton Tyas. This target is subject to review.
SP5: Scale and Distribution of Economic Development	Supports small scale employment development in suitable locations such as primary service villages to meet local employment needs.
North Richmondshire Spatial Strategy	Supports maintaining the Primary Service role of the village.
CP1: Planning Positively	The Council will take a positive approach to development proposals which reflect the presumption in favour of sustainable development set out in the National Planning Policy Framework.
CP2: Responding to Climate Change	Supports Renewable and Low Carbon Energy generation which responds positively to the energy opportunities map; has no significant adverse impact on landscape character; and; benefits local communities. Expects all new development to ensure carbon savings and be adaptable to climate change and mitigate flood risk.
CP3: Achieving Sustainable Development	Identifies key sustainable development requirements of new development.

Policy	Summary
CP4: Supporting Sites for Development	Seeks development to be located within or if deliverable opportunities do not exist within, adjacent to the existing development limits of the village, providing the proposal is in accordance with all other relevant policies. This policy will be superseded once Settlement Development Limits, Important Green Space and other land use designations are updated in the Delivering Development Plan.
CP5: Providing a Housing Mix	Ensures housing proposals take account of the local housing requirement in terms of size, type and tenure
CP6: Providing Affordable Housing	Sets an affordable housing target of 30% for all development in the village with a net gain in dwellings, subject to an economic viability assessment.
CP7: Promoting a Sustainable Economy	Supports small scale rural economic development which meets local needs in suitable locations such as primary service villages
CP8: Achieving Rural Sustainability	Supports development beneficial to the social and economic needs of rural outside of the village
CP9: Supporting Town and Local Centres	Not Applicable
CP10: Developing Tourism	Supports tourism activities and accommodation where they make a sustainable contribution to the local economy, but do not have a detrimental impact on the local environment and landscape.
CP11: Supporting Community & Recreation Assets	Supports the creation, protection and enhancement of community, cultural and recreation assets and expects new development to make provision for or contribute towards new or enhanced assets to meet identified needs of new development or expanded communities.
CP12: Conserving and Enhancing Environmental and Historic Assets	<p>Seeks the conservation and protection of environmental and historic assets. Environmental, landscape and heritage designations in the Parish are highlighted on the supporting map.</p> <p>The Melsonby conservation area focuses on the historic core of the village. It was designated in 1978 and updated in 2012. There are 31 Listed buildings, structures and objects and 4 scheduled sections of Scots Dyke</p>

Policy	Summary
CP13: Promoting High Quality Design	Expects all development of buildings and landscaping to be of high quality and respect and enhance its local context.
CP14: Providing and Delivering Infrastructure	Ensures development will provide or contribute towards new infrastructure made necessary by that development.