Middleham

1. Introduction

This profile of Middleham 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 Town Council wish to pursue it.

2. Middleham's Changing Population

Middleham has the second largest settlement population in Lower Wensleydale and Table 1 shows that this has decreased by 18 persons between 2001 and 2011, whilst the number of households has increased by 15.

Table 1: Parish Characteristics

Middleham	2001	2011
Area - Parish (Ha)	870	870
Population (Usual Resident)	840	825
Student Living Away from Home (age 4+)	15	11
Dwellings	439	476
Households	381	396
Lower Quartile House Price (Ward SHMA, 2011)	-	£220,000

The age structure of Middleham (Table 2) shows how the population has aged over the last decade. The proportion of the population aged 60 to 74 years has increased by 7% in 2011, or 55 persons. However the proportion of the population aged 30 to 44 years in 2011 has decreased by 5%, or 44 persons and those aged 0 to 15 years has decreased by 6% or 49 persons. The proportion of the population aged 25 to 29 years in 2011 has increased by 2.5% or 20 persons which could perhaps be related to employees of the racehorse training establishments in the area.

Table 2: Age Structure

	2001		2011	
	N	**%**	**N**	**%**
All Usual Residents	840		825	
0 to 15	143	17.0	94	11.4
16 to 24	99	11.8	89	10.8
25 to 29	38	4.5	58	7.0
30 to 44	173	20.6	129	15.6
45 to 59	186	22.1	178	21.6
60 to 64	48	5.7	79	9.6
65 to 74	89	10.6	113	13.7
75 to 84	60	7.1	61	7.4
85 and Over	4	0.5	24	2.9

Table 3 shows that the proportion of the population aged 16 to 74 years and economically active in Middleham has remained stable, with a slight increase of 0.1%. The proportion of those in full time employment has risen by 2.6% or 21 persons whilst the proportion of the population in part-time employment has also risen by 1.2% or 10 persons. However the proportion unemployed has almost halved with a decrease of 1.8%. The proportion of the 16 to 74 years population economically inactive has slightly decreased by 0.1%. The proportion of those economically inactive as looking after home/family has decreased by 1%, or 6 persons and those due to retirement by 3.2% or 23 persons.

Table 3: Economic Activity

Economic Activity	**2001**		**2011**	
	N	**%**	**N**	**%**
All Usual Residents Aged 16 to 74	**634**		**646**	
Economically Active; Total	**456**	**71.9**	**465**	**72.0**
Employee; Part-Time	91	14.4	101	15.6
Employee; Full-Time	226	35.6	247	38.2
Self-Employed	108	17.0	99	15.3
Unemployed	22	3.5	11	1.7
Full-Time Student	9	1.4	7	1.1
Economically Inactive; Total	**178**	**28.1**	**181**	**28.0**
Retired	110	17.4	133	20.6
Student (Includes Full-Time Students)	12	1.9	10	1.5
Looking After Home or Family	24	3.8	18	2.8
Long-Term Sick or Disabled	18	2.8	16	2.5
Other	14	2.2	4	0.6

The change in housing tenure (Table 4) reflects the ageing population. The number of households owning outright in the parish has increased by 6% or 26 households. The proportion of households owning with a mortgage or loan

has fallen by 10.8%, a total of 41 households, whilst the proportion of households privately renting through a landlord or letting agency has increased by 6.1%, a total of 25 households.

Table 4: Tenure (All Households)

Tenure (All Households)	2001		2011	
	N	**%**	**N**	**%**
All Households	390		396	
Owned; Owned Outright	136	34.9	162	40.9
Owned; Owned with a Mortgage or Loan	121	31.0	80	20.2
Shared Ownership (Part Owned and Part Rented)	3	0.8	2	0.5
Social Rented; Rented from Council (LA)	39	10.0	34	8.6
Social Rented; Other	6	1.5	14	3.5
Private Rented; Private Landlord/Letting Agency	53	13.6	78	19.7
Private Rented; Other	19	4.9	14	3.5
Living Rent Free	10	2.6	12	3.0

3. Landscape Character and environmental assets

Middleham is located on rising ground to the south of the River Ure, occupying a commanding position overlooking Wensleydale and guarding the entrance to Coverdale. This is a transitional landscape lying between predominantly arable landscapes to the east and pastoral farming to the west. This area 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. Dales uplands slope down to east along the river Ure valley. Wooded valley slopes, plantations, numerous small woodlands and hedgerow trees provide a sense of enclosure within the landscape. Field enclosures vary from hedges in the east to dry stone walls at higher elevations in the west.

Agricultural land around Middleham is classified as good to moderate (grade 3) and poor (grade 4).

4. Built Character

Local occupation may date back to Roman times, probably to the east of the present town. To the south and east of the existing town lie significant archaeological areas, including the earlier defensive site of William's Hill. Recent finds, including the famous Middleham Jewel, serve to emphasise their importance.

The origins of the current settlement rest firmly with the imposing castle which was started in the 12th century and became the home of Richard Duke of Gloucester, later Richard III. It is now very much a working community centred on racehorse training and this has had a major affect on the form and character of Middleham. The earliest reference to racehorses in Middleham was the in 1733. Regular race meetings were established on the High Moor

as early as 1739 and were held throughout the 18th century finally ending in 1873.

The town is arranged around two irregular squares, Market Place and Swine Market, which may correspond to the original extent of the outer castle bailey. The Market Place falls to the east allowing attractive views over lower Wensleydale and Kirkgate drops steeply away to its north, with cottages framing the countryside beyond. Narrow streets run to the rear of the main squares creating attractive views of building groups and roofs. Masked behind the cottages and houses are clusters of stable yards which combine to provide a unique form to the settlement. The open spaces within the central area are importance to the overall character of Middleham and the setting of its fine buildings. Much of the hard surfacing was originally cobbled, and tarmac was introduced in the post war period, particularly in the Swine Market. The soft landscaping of the enclosed central spaces in the West End and the numerous trees scattered add important contrast throughout the town.

Racehorse training in Middleham could well date back to Roman times but it was 18th century prosperity which most influenced the town's architecture, leaving a legacy of fine Georgian town houses. Local stone of good quality is extensively used throughout Middleham with render also playing a significant role. There is ample evidence to suggest that the castle became a source of building materials for the houses and cottages constructed beneath its ruined walls. Two buildings fronted in brick provide an unexpected contrast in the Market Place. Roof coverings are generally of local stone slate or Welsh slate. Elegant sash windows in a variety of glazing bar patterns, often contained with dressed stone surrounds, coupled with solid panelled doors, typify the architectural style. All but the most modest of cottages complement this simple but elegant style. Fine 18th century houses include Jasmine House (1772), Clarendon House, Manor House and The Priory. Other periods are also well represented, combining to provide a rich architectural mix.

Middleham has grown during the second half of the 20th century with development focussed to the north and west off Leyburn Road along St Alkelda's Road and to the west along Park Lane and in to the cul-de-sac. More recent development has included the development at Kingsley Drive off St Alkelda's Road and The Springs to the west of the settlement.

Since 2001 a net total of 66 dwellings have been granted full permission, of which 45 net additional dwellings have been delivered to date. 7 of the dwellings delivered are located at the Sharp Hill Close development. Permissions granted have also provided for the conversion of commercial premises including a shop, hotel, guesthouse, old auction house, part of the day nursery and the old blacksmiths in to a total of 9 dwellings. The conversion of agricultural barns and outbuildings in to a total of 28 dwellings and the reconfiguration of existing dwellings to a net additional 7 dwellings have also been granted.

Full applications for commercial uses granted have included 12 for the change of use of existing commercial premises for another commercial use including use of an area of the Key Centre as a Bistro. 20 full applications have been granted for the erection, conversion or extension of buildings associated with

racehorse training establishments and 2 applications granted for the extension of existing agricultural buildings.

5. Village Infrastructure

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

Village Services

Middleham Primary School

General Store and Post Office

Pubs – White Swan, Black Bull, Black Swan, Richard III (3 offer B & B)

3 x Guest Houses

15 Holiday Cottages to let

Tearooms

Antiques Shop

Gift Shop

Key Centre – Fairhurst Bistro, Event and Meeting Rooms available to hire, Office Services, Numerous Clubs & Groups.

Mobile Post Office – 4 days a week

St Mary & St Alkelda's Church

Methodist Church

Businesses – Racehorse Trainers and associated businesses

Open Space and Leisure

Sports Field

Play Area – St Alkelda's

Skate Park

Middleham Castle

Footpaths and Rights of Way – There are a number of footpaths and rights of way from and around the edges of the village, particularly to the south and north west, connecting to the neighbouring settlements of Leyburn and East Witton and the wider network.

Transport

Middleham is located around 4 roads which intersect in the market place. The main route (A6108) is from Leyburn in the north west to East Witton and Masham in the south east. Coverham Lane provides access to Coverham and Carlton in the south west and Park Lane to Park Farm.

There are daily bus services (except Sunday) from within Middleham to Richmond, Leyburn and Ripon

- Middleham 159 – Mon to Sat – 3 times daily to Masham and Ripon and 5 times daily to Leyburn and Richmond

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
Sewerage	Yorkshire Water
Water	Yorkshire Water

6. Planning Policy for Middleham

The section summarises the Richmondshire Local Plan Core Strategy 2012-2028 (LPCS) policies which affect Middleham. LPCS was adopted 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 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	Summary
SP1: Sub Areas	Middleham is located within the Lower Wensleydale sub area which this spatial principle recognises as an area of more modest growth reflecting the location of Leyburn within the sub area and the role the sub area has in supporting and providing for the needs of the adjacent part of Richmondshire located in the Yorkshire Dales National Park.
SP2: Settlement Hierarchy	Middleham is identified as the only Primary Service Settlement in Lower Wensleydale where key services are located which supplement those provided in towns to help meet the needs of dispersed rural communities.
SP3: Rural Sustainability	Promotes sustaining the social and economic fabric of rural communities in the wider rural area beyond the town, whilst protecting and enhancing its environmental assets and character.
SP4: Scale and Distribution of Housing Development	A housing target of 45 dwellings is established for Middleham to be delivered over the plan period to 2028.
SP5: Scale and Distribution of Economic Development	Supports development which enables the consolidation and improvement of employment opportunities in the horse racing industry at Middleham where proposals are consistent with other policies. Also supports small scale employment development in suitable locations such as primary service settlements to meet local employment needs.
Lower Wensleydale Spatial Strategy	Supports maintaining the Primary Service role of Middleham although environmental constraints suggest that there is limited potential for additional development beyond its existing built confines. Also supports development and infrastructure related to tourism and the horse racing industry, including priority towards the retention of existing facilities.
CP1: Planning Positively	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.

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 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.
CP3: Achieving Sustainable Development	Identifies key sustainable development requirements.
CP4: Supporting Sites for Development	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 proposals are in accordance with all other policies.
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 40% 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 settlements
CP8: Achieving Rural Sustainability	Supports development outside of the town beneficial to the social and economic needs of the rural.
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 detrimentally impact upon 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 of 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	Seeks the conservation and protection of environmental and historic assets. Environmental, landscape and heritage designations in the Parish are highlighted on the supporting map. Middleham conservation area was designated in 1973 and whilst focussed upon the historic core of the town includes the wider setting of Middleham Castle and William's Hill. There are a total of 58 Grade II Listed and scheduled buildings, structures and objects. Middleham Castle and St Mary and St Alkelda Church are both Grade I Listed.
CP13: Promoting High Quality Design	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.
CP14: Providing and Delivering Infrastructure	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.