

Middleton Tyas:

1. Introduction

This note presents a profile of Middleton Tyas which provides a context for the assessment of the directions of potential development in Middleton Tyas and gives local detail for the Local Plan 2012 – 2028 Core Strategy policies, which set the strategic scale and distribution for development. The Local Plan 2012 – 2028 Core Strategy replaces 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 Policy 23 development limits were first defined in the mid 1990's and are out of date under NPPF para 14.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).

Settlement Development Assessment could also facilitate Neighbourhood Planning, should the Parish Council wish to pursue it. It also initiates the preparation of revised development limits and allocations in the Council's proposed Delivering Development Plan.

2.0 A Changing Village Population

Middleton Tyas has largest village population in North Richmondshire, but Table 1 shows that this has fallen by 40 persons between 2001 and 2011, while the number of households has fallen by seven.

Table 1: Parish Characteristics

| | 2001 | 2011 |
|---|-------|----------|
| Area - Parish (Ha) | 1,296 | 1,296 |
| Population (Usual Resident) | 621 | 581 |
| Student Living Away from Home (age 4+) | 17 | 15 |
| Dwellings | 277 | 275 |
| Households | 268 | 261 |
| Lower Quartile House Price (SHMA, 2011) | - | £300,000 |

The age structure of the parish, shown in Table 2, highlights that the population has aged over the last decade. The proportion of the population aged 60 to 74 increased by

13.5% in 2011, a total of 65 persons. Whereas the proportion of the population within the 30 to 59 years age band has fallen from 48.4% to 37.8%, a total of 86 persons.

Table 2: Age Structure

| | 2001 | | 2011 | |
|---------------------|------|------|------|------|
| | N | % | N | % |
| All Usual Residents | 621 | | 581 | |
| 0 to 15 | 98 | 15.8 | 93 | 16.0 |
| 16 to 24 | 47 | 7.6 | 43 | 7.4 |
| 25 to 29 | 25 | 4.1 | 11 | 1.9 |
| 30 to 44 | 129 | 20.1 | 84 | 14.5 |
| 45 to 59 | 176 | 28.3 | 135 | 23.3 |
| 60 to 64 | 35 | 5.7 | 63 | 10.9 |
| 65 to 74 | 60 | 9.7 | 97 | 16.7 |
| 75 to 84 | 37 | 6.0 | 41 | 7.1 |
| 85 and Over | 14 | 2.3 | 14 | 2.5 |

Table 3 shows that the proportion of the population aged 16 to 74 and economically active has fallen by 5.7%, or 52 persons. The total number of those in full time employment has fallen by 42 persons or 6.4% of this population. The proportion of the population aged 16 to 74 years and economically inactive has risen by 5.6%, or 12 persons. The proportion of those economically inactive due to looking after home or family has fallen by 3.2%, or 17 persons.

Table 3: Economic Activity

| | 2001 | | 2011 | |
|---------------------------------------|------|------|------|------|
| | N | % | N | % |
| All Usual Residents Aged 16 to 74 | 473 | | 433 | |
| Economically Active; Total | 326 | 69.0 | 274 | 63.3 |
| Employee; Part-Time | 50 | 10.6 | 55 | 12.7 |
| Employee; Full-Time | 171 | 36.2 | 129 | 29.8 |
| Self-Employed | 81 | 17.1 | 70 | 16.2 |
| Unemployed | 9 | 1.9 | 10 | 2.3 |
| Full-Time Student | 15 | 3.2 | 10 | 2.3 |
| Economically Inactive; Total | 147 | 31.1 | 159 | 36.7 |
| Retired | 76 | 16.1 | 110 | 25.4 |
| Student (Includes Full-Time Students) | 15 | 3.2 | 20 | 4.6 |
| Looking After Home or Family | 36 | 7.6 | 19 | 4.4 |
| Long-Term Sick or Disabled | 12 | 2.6 | 5 | 1.2 |
| Other | 8 | 1.7 | 5 | 1.2 |

The number of households owning outright has increased by 7.6% and in 2011 nearly half (49.8%) of households owned their homes outright in the parish. The proportion of households owning with a mortgage or loan has fallen by 11.8% to 27.3%. Also the proportion of households renting through a private landlord or letting agency has increased to 12.3% of households in this tenure in 2011.

Table 4: Tenure (All Households)

| | 2001 | | 2011 | |
|--|------|------|------|------|
| | N | % | N | % |
| All Households | 266 | | 261 | |
| Owned; Owned Outright | 112 | 42.2 | 130 | 49.8 |
| Owned; Owned with a Mortgage or Loan | 104 | 39.1 | 71 | 27.3 |
| Shared Ownership (Part Owned and Part Rented) | 0 | 0 | 4 | 1.5 |
| Social Rented; Rented from Council (LA) | 10 | 3.8 | 9 | 3.5 |
| Social Rented; Other | 0 | 0 | 3 | 1.2 |
| Private Rented; Private Landlord or Letting Agency | 19 | 7.2 | 32 | 12.3 |
| Private Rented; Other | 10 | 3.8 | 7 | 2.7 |
| Living Rent Free | 11 | 4.2 | 5 | 1.9 |

3. Landscape Character and environmental assets

Middleton Tyas sits on the fringes of the Yorkshire Dales where a gently sloping landscape forms a transition between higher moors to the west and the low lying, gently rolling agricultural landscape of the Vales of Mowbray and York. There are distant views over the Tees Lowlands to the North York Moors and the northern Dales. This is an essentially rural landscape that 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 a visual unity with the surrounding landscape. Wooded valley slopes, plantations, numerous small woodlands and hedgerow trees provide a sense of enclosure. Enclosures are mainly hedges in this area and their patterns vary greatly depending on location and historic origin, including larger scale enclosures and smaller scale field patterns close to villages, often of medieval origins.

There are significant areas of woodland around Middleton Tyas, particularly to the south east and east of the village. There are also numerous tree preservation orders throughout the village, particularly two tree preservation order groups within the centre of the village around Park View and around Linden House off Kneeton Lane.

Middleton Tyas sits on higher ground close to the watersheds of rivers Swale and Tees. The land form slopes gently from the north west to the south east. The underlying soil is clay. There are no major watercourses in the village. Surface water drains through a number of open and culverted drains through the village into Cow Lane Beck to the east

of the Village and then into the river Swale. One of these drains flows through Oakfields, which sits at a low point in the village and is at risk of surface water issues.

Agricultural Land is grade 3 Good to Moderate

There is a nationally important Site of Special Scientific Interest (SSSI) at Black Scar Quarry to the south of the village designated for its geological importance, which reveals the complex local geology which gave rise to local copper mining activity.

4. Built Character

A stone axe head discovered in 1977 and thought to be at least 3,000 years old points to very early occupation in this area. The 5 Barrows ancient monument sits in a small mixed plantation beside Five Hills Lane, to the east of the modern village. Although slightly disturbed, it is still a very well preserved example of a bowl barrow dating from the Late Neolithic period to the Late Bronze Age (2400-1500 BC).

Scotch Corner, at the west end of the village was the junction of Roman Watling Street and Dere Street and built shortly after the conquest. An inn has stood there since the mid 16th century, now replaced by the hotel. It remains an important junction on the modern strategic road network.

The village is characterised by its unusual topography, with two marked inclines running generally NE-SW across the eastern end of village along with gently sloping declines on the northern and western approaches. This renders the village almost invisible in the wider landscape, which in turn has little impact on its character.

Agriculture has been the main industry within the parish and continues to shape the village setting today. Quarrying and copper mining were prominent from the 1730's to about 1880, and brought some prosperity to the agricultural community, reflected in the scale and quality of some of the local houses.

The historic core of the village is of two distinct halves. The west end is linear and slopes gently east-west. Its groups and terraces of cottages are arranged with walled gardens fronting the wide main street. The east end is more undulating and loosely knit. It is served by a network of narrow lanes flanked, unusually for this area and possibly from mining activity, by high stone walls providing visual links and a strong sense of enclosure. Open paddocks, for example those adjacent to Village Farm and Rose Hill play an important role in defining the overall structure and setting of the historic core. There is a small green opposite West Hall and trees, particularly in the central and eastern parts of the historic core add significantly to the overall character.

Architecturally, the historic core contains buildings which are generally of a local vernacular style. Robust cottages and houses are mainly built of stone with a mix of rubble and cobble enlivened with brick dressings. Another feature is the use of render and colour washing highlighted by the locally obtained ochre-coloured render on the cottage adjoining Middleton House. Notable buildings include: West Hall which dates from 1705; East Hall built in 1713 by Leonard Hartley, who was largely responsible for the copper mining; Inglenook House which dates from the C17th and Village Farmhouse, a much altered mid-C17th house. Pantiles are extensively used for roof

coverings, often in combination with a stone slate eaves course. Most buildings have limited openings and contain either vertically sliding sash windows or sideways sliding Yorkshire sashes, and traditional solid panelled or boarded doors.

4.1 Recent Growth

Middleton Tyas has grown during the second half of the C20th with the Kneeton Park, Kneeton Lane and Cumberland Gardens developments on Kneeton Lane, the Oakfields development at the eastern end of the village adjacent to Cow Lane and the ribbon development at the western end of the village adjacent to the services. The A1 at Scotch Corner was upgraded in 1971 with the creation of the grade separated junction. The service area adjacent to the village was built in 1980. More recent development has included the conversion and re-development of Village Farm.

There has been limited development since 2000 and a net total of 6 dwellings have been granted full planning permission, of which 4 net additional dwellings have been delivered. Several other homes have been either re-constructed or re-configured. Permissions granted also enable the conversion of commercial buildings including the Bay Horse Inn, former school and an agricultural barn into 4 dwellings. A further 3 dwellings have been granted outline planning permission at land east of Dixhome off Middleton Lane. An outline application for up to 35 dwellings on land north of Kneeton Park has been submitted.

Applications for commercial uses have included 1 full application for the village hall to be used as a village shop and post office. 5 full applications have been granted for the erection or extension of agricultural buildings and 3 full applications, 1 temporary, have been granted for differing commercial uses and conversions at Middleton Lodge. At Scotch Corner 3 full applications for the extension and use of the Services and 4 applications for change of use of the commercial units and the former Dalesway Lodge at Barracks Bank have been granted. Approval of reserved matters has been granted for 1 application for a Business (B1) and Storage and Distribution (B8) development on land South West of Scotch Corner at Barracks Bank. An application has been submitted for a Designer Outlet Shopping Centre on this site. Finally an outline application for Business (B1), General Industrial (B2) and Storage and Distribution (B8) on the Caravan Park at Barracks Bank was refused.

5. Village Infrastructure

The current facilities and services available in the Parish are detailed in the following table. It is evident that since the settlement facilities update in 2011 that service provision remains largely the same, however the mobile library service is no longer in operation.

Village Services

Church – St Michael & All Angels

Primary School serving Middleton Tyas, Moulton, Aldbrough St John & Stanwick – new building built in 2004.

Village Hall - used for community social activities and meetings including the Parish Council, Brownies, Pilates, Bridge and Children's Parties. Available for hire to community.

Village Shop and Post Office within Memorial Hall – established and run by community.

Pub – Shoulder of Mutton Inn

Businesses – Middleton Lodge – Wedding Venue

Scotch Corner – Moto Services inc Fuel Station and Shop, WH Smiths, M&S Simply Food, Costa, Burger King & Travelodge.

Scotch Corner Hotel (inc Gym)

The Vintage Hotel (A66W)

4 Business Units

Caravan Park – Scotch Corner

Open Space and Leisure

Playing Field & Childrens Play Area – Kneeton Lane

MUGA at School (used by residents)

Cricket Club with own Ground

Footpaths & 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 east, connecting to the neighbouring settlements of Barton and Moulton and the wider network.

Transport

Middleton Tyas is located at the intersection of 6 lanes: Middleton Tyas Lane from Scotch Corner and the A1/A66 to the west, Kneeton Lane from Barton and the A1(M) to the north, Five Hills Lane from Croft-on-Tees and Hurworth to the north east, Cow Lane to the east, Moulton Lane from Moulton and the south west

and Smithgutter Lane from the south. The roads converge predominantly within the historic core of the village.

A1 Upgrade Local Access route to Kneeton Lane.

There are daily bus services (except Sunday) from within the village and nearby at Scotch Corner to Richmond and Darlington.

Middleton Tyas X34 Mon-Sat 5 times daily to Richmond and 4 times daily to Darlington.

Scotch Corner X26, 27, X27 Mon-Sat Twice hourly daily and hourly in evenings and Sundays to Richmond, Catterick Garrison and Darlington.

Statutory Undertakers

Water / Dirty Water

Power

Gas

Highways local and strategic

Mitigation

6. Future Growth - Policy Assessment – What the policies mean for Middleton Tyas

Introduction

The section is a summary of policies in the Richmondshire Local Plan Core Strategy 2012-2028 adopted 9th December 2014, which outlines the strategic objectives and policies which will guide development in the parish until 2028. This document has been in preparation since 2009 and the community has been consulted on 7 occasions throughout its evolution. The map at the end of this document highlights relevant designations in the parish.

| Policy | Assessment |
|--|--|
| SP1: Sub Areas | Middleton Tyas is located within the North Richmondshire sub area which this spatial principle recognises as an area of more modest growth reflecting its rural nature, service availability and proximity to Darlington. |
| SP2: Settlement Hierarchy | Middleton Tyas is identified as one of three Primary Service Villages in North Richmondshire along with Barton and Melsonby 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 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 Middleton Tyas, Barton and Melsonby. |
| 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 the Primary Service role of the village and the consolidation of existing and committed employment development at Scotch Corner. |

| | |
|---|---|
| CP1: Planning Positively | Establishes that a positive approach to development proposals will be taken which reflects 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 of development. |
| 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 proposal is 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 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 | Outside of the village development beneficial to the social and economic needs of rural areas will be supported. |
| 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. |

| | |
|--|--|
| <p>CP12: Conserving and Enhancing Environmental and Historic Assets</p> | <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>This includes Middleton Tyas conservation area which was originally designated in 1978 and has subsequently been extended in 1995 and 2010 respectively. This focuses upon the historic core of the village and its extent is visible in the supporting map of the village. There are a total of 47 listed and scheduled buildings, structures and objects of which St Michaels Church is Grade I, 2 buildings are Grade II*, 22 Buildings are Grade II and 18 structures and objects are Grade II. There are also 2 sites with Grade II Limekilns. The Copper Mine and Mediaeval ridge and furrow to the North, North West and East of the Church are scheduled along with the Round Barrow on Five Hills Lane.</p> |
| <p>CP13: Promoting High Quality Design</p> | <p>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.</p> |
| <p>CP14: Providing and Delivering Infrastructure</p> | <p>Ensures development will provide or contribute towards new infrastructure made necessary by that development.</p> |