

Scorton:

1. Introduction

This profile of Scorton 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

Scorton has the third largest village population in Central Richmondshire and Table 1 shows that this has increased by 53 persons between 2001 and 2011, whilst the number of households has increased by 15.

Table 1: Parish Characteristics

Scorton	2001	2011
Area - Parish (Ha)	1420	1420
Population (Usual Resident)	959	1012
Student Living Away from Home (age 4+)	14	18
Dwellings	367	403
Households	365	380
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 the population aged 45 to 64 years has increased by 4.8% in 2011, or 58 persons. A higher than average proportion of Scorton's population, 15.2% in 2011, is aged 75 and over which has increased by 4.5%. This may be because of the Abbey Care village in the parish.

The population within the 25 to 44 years age band has fallen by 6.7%, or 52 persons. There was an increase of 1.9%, or 22 persons, in 2011 of the proportion of the population aged 16-24 years.

Table 2: Age Structure

	2001		2011	
	N	%	N	%
All Usual Residents	962		1012	
0 to 15	220	22.9	205	20.3
16 to 24	61	6.3	83	8.2
25 to 29	53	5.5	34	3.4
30 to 44	246	25.6	213	21.0
45 to 59	154	16.0	193	19.1
60 to 64	35	3.6	54	5.3
65 to 74	90	9.4	76	7.5
75 to 84	71	7.4	99	9.8
85 and Over	32	3.3	55	5.4

Table 3 shows that the proportion of the population aged 16 to 74 years and economically active in 2011 had increased by 2.0%, or 20 persons. The proportion of those in full time employment has fallen marginally by 1.7% or 7 persons. The proportion of the population in part-time employment has risen by 2.1% or 15 persons and those unemployed have decreased by 1.1% or 7 persons. The proportion of the 16 to 74 years population economically inactive has decreased by 2% or 10 persons. The proportion of those economically inactive as looking after home/family has decreased by 1.6% or 10 persons and those due to retirement by 1.7% or 10 persons.

Table 3: Economic Activity

Economic Activity	2001		2011	
	N	%	N	%
All Usual Residents Aged 16 to 74	643		653	
Economically Active; Total	465	72.3	485	74.3
Employee; Part-Time	76	11.8	91	13.9
Employee; Full-Time	289	44.9	282	43.2
Self-Employed	74	11.5	83	12.7
Unemployed	15	2.3	8	1.2
Full-Time Student	11	1.7	21	3.2
Economically Inactive; Total	178	27.7	168	25.7
Retired	94	14.6	84	12.9
Student (Includes Full-Time Students)	13	2.0	16	2.5
Looking After Home or Family	36	5.6	26	4.0
Long-Term Sick or Disabled	29	4.5	33	5.1
Other	6	0.9	9	1.4

The change in housing tenure (Table 4) reflects the ageing population. The number of households owning outright has increased by 2.8% or 14 households. The proportion of households owning with a mortgage or loan has fallen by 6.1% to 42.4%, a total of 43 households. The proportion of households privately renting from landlord or letting agency has increased markedly by 6.7%, or 26 households.

Table 4: Tenure (All Households)

Tenure (All Households)	2001		2011	
	N	%	N	%
All Households	365		380	
Owned; Owned Outright	84	23.0	98	25.8
Owned; Owned with a Mortgage or Loan	177	48.5	161	42.4
Shared Ownership (Part Owned and Part Rented)	6	1.6	1	0.3
Social Rented; Rented from Council (LA)	54	14.8	49	12.9
Social Rented; Other	17	4.7	16	4.2
Private Rented; Private Landlord/Letting Agency	14	3.8	40	10.5
Private Rented; Other	6	1.6	9	2.4
Living Rent Free	7	1.9	6	1.6

3. Landscape Character and environmental assets

Scorton is set in a low lying, gently rolling landscape near to River Swale floodplain where there are distant views over the Vale of Mowbray to the North York Moors and Yorkshire Dales. This area is mainly an arable agricultural landscape which is delineated by a network of mature hedgerows, often containing hedgerow trees. In this area there is a dispersed settlement pattern of farmsteads, small hamlets and villages characterised by the extensive use of local clays for brick making and pantiles for roofing.

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

Scorton Lakes have been formed to the west of the village following quarrying of the large gravel deposits in this area due to its close proximity to the River Swale. Quarrying still forms a major part of the landscape to the west of the village. This area will be restored upon completion.

Scorton is arranged around the large village green, where the central area is raised above the level of the surrounding village by stone retaining walls and bordered by roads. The village is generally flat which, in proximity to the River Swale, means there are small areas at risk of surface water flooding. Scorton Beck flows through the north eastern corner of the village and southwards to the east of the village and eventually into the River Swale at Kiplin.

4. Built Character

Scorton is mentioned in the Domesday Book, but the discovery of the extensive cursus monument west of the village suggests occupation may reach back into the neolithic period. Evidence of this has been largely lost due to gravel extraction.

The historic core extends in three directions, High Row along the Uckerby road, The Greens, which links the village green at its south-east corner to Manor House, and Hospital Road to the east of the green. Gently curving building lines, projecting buildings and recessed groups add to overall built quality. Tight building groups and terraces define the west, north and south sides of the green. Here, the scale of the houses and cottages is somewhat greater than in many villages, with a relatively high proportion of three storey buildings. The east side of the green is more loosely developed, but no less well defined by the high wall of Scorton Hospital.

Village buildings follow the robust, simple vernacular style, but in rather basic construction. Scorton sits in a transitional area of architectural character, to the east buildings tend to be largely of brick and to the west of stone. In between, the village offers an array of walling material with good brickwork, local river cobble, relatively poor rubble and quality lime render - the traditional answer to poor masonry. Render contributes to village character, producing visual contrast as well as an elegant finish to some of its most prominent buildings. Roof coverings are generally of pantiles, some with a slate eaves course, with stone slates and Welsh slates also making a contribution. Most buildings typically incorporate vertically sliding sashes with a variety of glazing bar arrangements and solid doors, but examples of Yorkshire sashes, mullions and balanced casement windows are also to be found.

Notable buildings include Scorton Grammar School, a purpose built brick building dating from 1760. The School House, a fine three storey rendered building pre-dates the founding of the School in 1720 and has subsequently been converted into flats with its grounds developed for housing. Other buildings include Manor House dating from the mid eighteenth century and Clara Meyer, an elegant brick house of a similar date. The Scorton Hospital buildings have been a dominant feature of the village since 1880.

Scorton was served by a station on the Richmond branch railway, which was about half a mile outside of the village. The station was closed in 1969.

RAF Scorton was a wartime airfield located to the west of the village near to the railway. It has since been extensively quarried for sand and gravel. Wartime buildings were also located to the south of the village.

Scorton has grown during the second half of the 20th century, with development to the north east and east of the village at Clarence Road and Bridge Green, and smaller scale development to the west at Archers Green and the south at Glebe Terrace and to the west of Bolton Road. More recent development has included the Glebelands at the southern end of the village and the conversion and redevelopment of the former grammar school and grounds to the north of the village.

Since 2000 development has occurred to a lesser extent with a net total of 20 dwellings granted full permission in the parish, of which 15 net additional dwellings have been delivered to date. 5 of these are at Westfields on the former slaughterhouse site. Permissions granted have also provided for the conversion of the old doctors surgery into 2 dwellings, an annex into 1 dwelling, and; 5 dwellings converted from agricultural barns and outbuildings. An outline application for the conversion of the former water treatment works into a dwelling was refused. 27 residential flats have also been granted full permission at the Abbey Care Village.

Full applications granted for commercial uses have included the new doctor's surgery and 4 separate applications for the extension of the 2 public houses. 3 full applications have been granted for the use of the former school gymnasium as an extension of the existing nursery, a dance studio and storage/warehouse. 8 full applications have been granted for the erection or extension of agricultural buildings.

5. Village Infrastructure

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

Village Services

- Village Store and Post Office
- Doctors Surgery
- Pubs –White Heifer & Farmers Arms
- Bolton on Swale Primary School
- Scorton Pre School
- Little Learners Nursery Centre
- Methodist Chapel
- Scorton War Memorial Institute Hall
- Fuel Station & Shop
- Businesses – Abbey Care Village, Coates Garage

Open Space and Leisure

- Village Green
- Open area around Scorton Beck
- Basketball & Badminton Courts at Memorial Hall
- Play Areas at Clarence Road, Typhoon Close, Blenheim Close & Moor Road
- Archery Field & Club
- Richmond Dance Centre
- 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 west and north, connecting to the neighbouring settlements of Brompton on Swale and Moulton and the wider network.

Transport

Scorton is located at the intersection of 4 roads where a one way system is in operation around the village green: Scorton Road (B6271) from Brompton on Swale and the A1M to the west, Bolton Road (B6271) from Northallerton to the south east, B1263 from the Cowtons and A167 (Darlington to Northallerton) to the north east and Moulton Lane from Uckerby, Moulton and Middleton Tyas from the north. Banks Lane also provides access from Tancred Quarry to the west.

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

- Scorton 34, X34 – Mon-Sat – 4 times daily to Richmond and Darlington
- Scorton 55 – Mon-Sat – 4 times daily to Northallerton and Friarage Hospital and 3 times daily to 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
Highways strategic(A1)	Highways Agency
Sewerage	Yorkshire Water
Water	Yorkshire Water

6. Planning Policy for Scorton

The section summarises the Richmondshire Local Plan Core Strategy 2012-2028 (LPCS) policies which affect Scorton. 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	Scorton is located within the Central Richmondshire sub area which is recognised as the area of greatest growth reflecting the location of the main towns Richmond and Catterick Garrison, scope for development and scale of existing facilities and infrastructure.
SP2: Settlement Hierarchy	Scorton is identified as one of three Primary Service Villages in Central Richmondshire along with Brompton on Swale and Catterick Village where key services are located, supplementing 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 240 dwellings is set to be delivered across the Central Richmondshire Primary Service Villages of Scorton, Brompton on Swale and Catterick Village.
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.
Central Richmondshire Spatial Strategy	Supports the Primary Service role of the village.
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, 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 villages.
CP8: Achieving Rural Sustainability	Supports development outside of the village beneficial to the social and economic needs of 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	<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>Scorton conservation area is focussed upon the historic core of the village centred on the green and was designated in 1977. There are a total of 19 listed and scheduled buildings, structures and objects of which 16 are Grade II Listed buildings including the Grammar School and St Clare's building.</p>
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.