



## **Eden Local Development Framework**

### **Analysis of Responses to the Housing DPD Alternative Sites Consultation**

**October 2008**



## Contents

Introduction	5
Structure of the Report	5
General Comments Received Relating to Housing Sites in Eden	5
What will happen next	6
Penrith	7
Penrith North	8
Penrith Friargate	10
Penrith East	12
Penrith South	14
Penrith Central	15
Penrith West	17
Alston	18
Appleby	20
Kirkby Stephen	23
Local Service Centres	27
Armathwaite	28
Bolton	30
Brough	32
Clifton	33
Great Asby	34
Great Salkeld	35
High Hesket	36
Kirkby Thore	37
Kirkoswald	39
Langwathby	40
Lazonby	42
Long Marton	45
Morland	46
Nenthead	47
Orton	48
Shap	49
Stainton	52
Tebay	56
Temple Sowerby	57
Warcop	59
Yanwath	61
Other Settlements	62
Blencarn	63
Brackenber	65
Brough Sowerby	66
Cliburn	67
Culgaith	68
Dale (near Ruckcroft)	70
Dufton	71
Eamont Bridge	72
Flusco	73
Great Strickland	74
Hunsonby	76

Land at Hwith (near Ravenstonedale)	77
King's Meaburn	78
Lamonby	79
Little Salkeld	80
Mallerstang	81
Nateby	82
Newbiggin (Ainstable)	83
Newbiggin (Dacre)	84
Newbiggin on Lune	86
Ousby	87
Plumpton	88
Sandford	89
Sockbridge/Tirril	90
Stagstones (near Penrith)	92
Winton	93

## Introduction

Eden District Council consulted with the public on the alternative sites that had been proposed in response to the Issues and Options Housing Development Plan Document between Monday 19 May and Friday 27 June 2008.

This Alternative Sites consultation generated a large response from a wide range of consultees and the general public as a whole. In total there were approximately 340 respondents who generated approximately 700 representations, and some of these responses commenting on several sites within the one response.

Responses were received from:

- 4 Eden District Councillors
- 18 parish councils and parish meetings
- Approximately 10 developers/agents
- More than 20 statutory consultees and voluntary/community groups
- Approximately 300 members of the general public

A small number of additional sites were also proposed at this stage by some respondents. These additional will not be considered within this report, but will be evaluated when the Council develops its Preferred Options in 2009.

## Structure of the Report

The report considers the responses to sites in each of the areas of Penrith, other towns and the potential Local Service Centres that were identified in the Housing Development Plan Document Issues and Options paper. It also considers sites that have been proposed in settlements other than Key and Local Service Centres.

Each of the areas are considered in turn and the maps that identified the sites in each of the areas in the Alternative Sites paper have been reproduced within this report to provide a clear link between the comments and the sites they refer to.

The summary of responses will give an indication of the level of support or objections for individual sites or groups of sites together with an overall flavour of the comments for each area as a whole. The number of respondents agreeing with a particular comment is included in brackets after each comment. The comments expressed are those of the respondent and may need to be verified by the Council.

## General Comments Received Relating to Housing Sites in Eden

A number of the comments received are general to housing development and site consideration rather than relating to a specific site or sites. These general comments are:

- That the scale of development proposed and that the number of sites within the document seems excessive for Eden's needs. This was often expressed for individual settlements as well as the district as a whole (*Note: It is not proposed to develop all sites within the Issues and Options and Alternative*

*Sites consultation papers, and that the scale of development identified in the Core Strategy for each settlement (or type of settlement) will be matched to sites as the Preferred Options are developed)*

- Concern regarding the effect that large scale development will have on the services and infrastructure in Penrith and other settlements and that they will need to be improved
- That brownfield sites should be considered and developed before green field sites, and especially large extensions to settlements.
- That the development of any sites that are adjacent to each other and can logically be combined is considered as a whole rather than piecemeal on a site by site basis. This will take proper consideration of all infrastructure requirements arising from the whole development (i.e. effects on transport, schools, local health services, and impacts on the environment – landscape, water resources, drainage etc.).
- Some would have liked to have seen more detailed proposals before commenting, but any such details will emerge later in the production process for those sites taken forward as Preferred Options.
- The villages of Stainton and Great Strickland generated a large number of responses, with many objecting to all of the Alternative Sites in Stainton and most objecting to one of the sites in Great Strickland. This high response rate seems to have arisen from local action
- That a density of 30 dwellings per hectare was considered too high in some areas.

Some respondents also commented that the maps are out of date and that additional development has taken place. The Council is aware of the recent development, but felt that the maps used gave a clearer indication of the location of the sites (as the up to date maps are very detailed and not always appropriate for the scale of maps used).

## **What will happen next**

This report, together with responses to the policy questions and initial sites outlined in the Issues and Options, will be considered as the Housing Development Plan Document Preferred Options paper is produced.

The anticipated timetable and milestones for producing the Housing Development Plan Document Preferred Options paper are now:

- A set of criteria for approving or rejecting sites for the Housing Development Plan Document Preferred Options paper will be approved early in 2009. These criteria will then be applied to all sites that are considered at the Preferred Options stage.
- The Housing Development Plan Document Preferred Options paper (policies and sites) will be produced and approved by Cabinet. It will then be subject to a six week public consultation, likely to be in summer 2009.

## Penrith

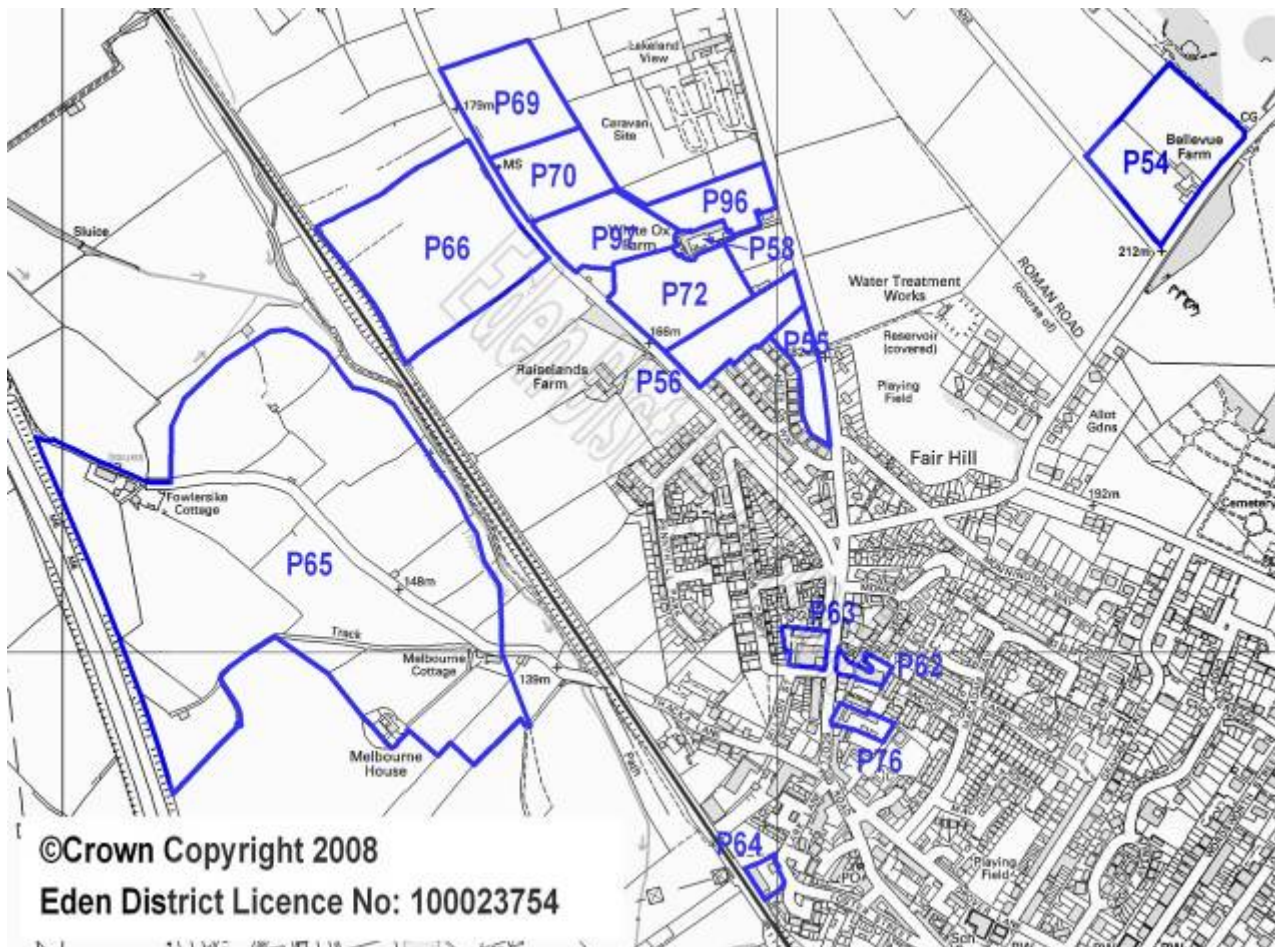
Penrith contained the highest number of sites in the Alternative Sites paper, including potential urban extensions, and received a large response.

As the sites in Penrith covered a large geographic area the town was divided into six areas for the consultation. These were:

- Penrith North
- Penrith Friargate
- Penrith East
- Penrith South
- Penrith Central
- Penrith West

A large number of the Alternative Sites in Penrith were brownfield and this seemed to generally be welcomed by respondents. However there was also a general concern about the potential scale of development in the town and the infrastructure and road improvements that would be required to support them. Detailed comments for each of the sites can be found in the following pages.

## Penrith North



Seven respondents commented on the Alternative Sites in Penrith North. These were from the Environment Agency, Cumbria County Council, Cumbria Wildlife Trust, local agents and individuals.

The Environment Agency gave a general comment that all of the sites in Penrith North drain on land towards Thacka Beck, which flows through Penrith in a culvert and is associated with flooding. The sites in Penrith North were also generally supported by a resident in the Carleton area. Also, three of the responses related to sites from the original Issues and Options consultation.

P54 received three responses, with one commenting and two objecting to the site. The comment from the Environment Agency was that there are records of great crested newts at NY 517 319, approximately 150m from the boundary of this site. It is recommended that Natural England is contacted prior to any planning application – as a survey (probably of terrestrial habitat) may need to accompany any planning application. Great crested newts are protected under the Wildlife & Countryside Act 1981 and are a European protected species.

The objections were:

- It is outside the existing settlement boundary
- The Carleton and Raiselands urban extension sites are better related to the town's urban form (from the agent proposing those sites)



P55 and P56 – no specific comments

P58, P69, P70, P72, P96 and P97 were supported as an urban extension to the town by the agent that had initially proposed them.

P62 received one comment from Cumbria Highways stating that a highway objection is likely as there is insufficient site frontage to form a junction and access road to adoptable standards.

P63 – no specific comments

P64 – no specific comments

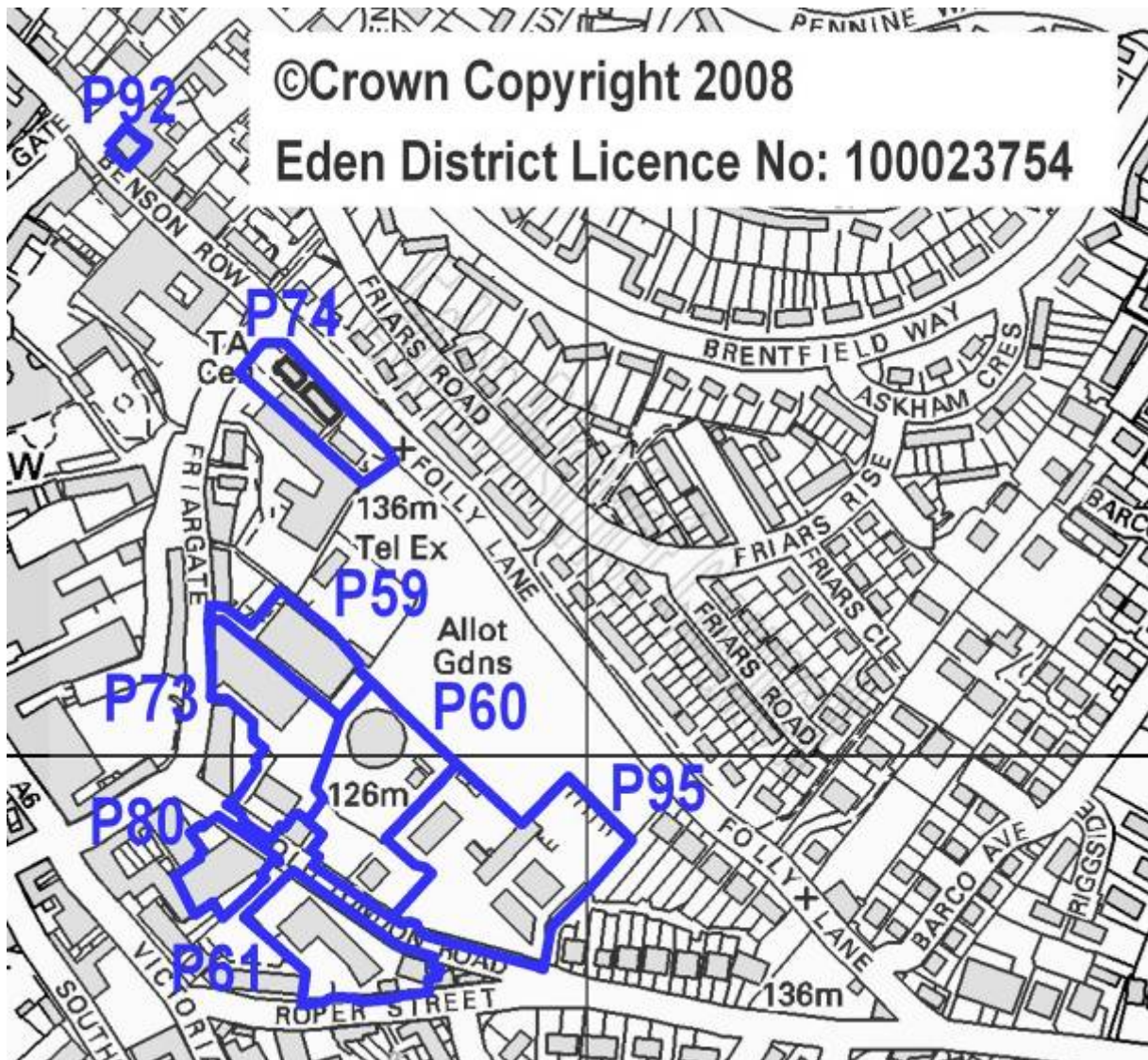
P65 received two responses, with one commenting and one objecting to the site. The comment from Cumbria Wildlife Trust was that the site is within a short distance of an area known to be populated with great crested newts, which are protected under the Conservation (Natural Habitat &c.) Regulations 1994 (Habitat Regulations). As a result the site will need surveying and the great crested newts could well be a constraint on development of the site. Any development proposed on this site will need to be accompanied with a great crested newt survey. If this species is found to use the site suitable protection and mitigation should be ensured.

The objector stated that the site is poorly related to the built form of the town and extends beyond a strong settlement boundary.

P66 – no specific comments

P76 received one comment from Cumbria Highways stating that a highway objection is likely as there is insufficient site frontage to form a junction and access road to adoptable standards. There is also poor visibility on the south bound approaching side.

## Penrith Friargate



Seven respondents commented on the Alternative Sites in Penrith Friargate. These were from an Eden District Councillor, the Environment Agency, Arnhem Company Cumbria Cadet Force, North West England & Isle of Man Reserve Forces and Cadets Association, local agents and an individual.

P59 received one response from an agent supporting the site, and stating that:

- it is a brownfield site that is well related to the town
- there is a potential for regeneration on the site as well as housing
- houses would be designed to take account of flood risk

P60 received one response supporting the site stating that it is a brownfield site that is well related to the town.

P61 – no comments made

P73 received two responses supporting the site. The reasons given were:

- it is a brownfield site (2)
- it is well related to the town
- the business has relocated
- the contamination issue has been surveyed and the results discussed with the Council's Contamination Officer

P74 received three responses objecting to the site as it is occupied and used by the Army Cadet Force (ACF) and Air Training Corps (ATC) and should remain available for their continued use (3).

P80 received two responses supporting the site. The reasons given were:

- it is a brownfield site (2)
- it is well related to the town
- the business has relocated
- they are in on going discussions with the Environment Agency about flooding issues

P90 – no comments made

P92 – no comments made

P95 received two responses, with one commenting and one supporting the site. The Environment Agency commented that the site may have gross contamination from its previous history as part of the gas works. The cost of clean-up may be a constraint if gross contamination is found within soils and groundwater.

The comment in support of the site stated that it is a brownfield site that is well related to the town.



[illegible]

Site P52 received five responses, with one commenting, three objecting and one response supporting the site from the agent who views it as a logical rounding off of the Carleton urban extension. The Environment Agency commented that there is a small pond on the site and recommended that it is retained and enhanced. It went on to state that any development that proposes to remove the pond should be accompanied by an amphibian survey. The objections to the site were:

- It is a small, poorly drained field (2)
- A footpath crosses the field and it is well used open space (2)
- The site forms a welcome break from the built up area (2)
- The site extends beyond the existing settlement boundary
- Traffic, access and noise concerns
- Cold Springs Court is a listed building that could be affected by development

Site P53 received six responses, with one commenting, four objecting and one supporting the site. The Environment Agency commented that English Heritage will need to be consulted regarding any development on this site as Scheduled Ancient Monument CU279 (Roman Road & Enclosure SE of Frenchfield) passes through the site, and Carleton Beck (Main River) runs along northern edge of this site.

The agent supporting the site believes it is well located to the east of the urban area and has excellent access to the local highway. The objections were:

- The site lies beyond the settlement boundary and would be development in the open countryside (3)
- The site is too large in relation to Carleton village and would affect its character (3)
- Concerns about drainage/sewage and the fact it is close to the flood plain (2)
- Concerns about additional traffic and congestion

Site P67 received three responses, with two objecting and one response supporting the site from the agent who views it as a logical rounding off of the Carleton urban extension. The objections were:

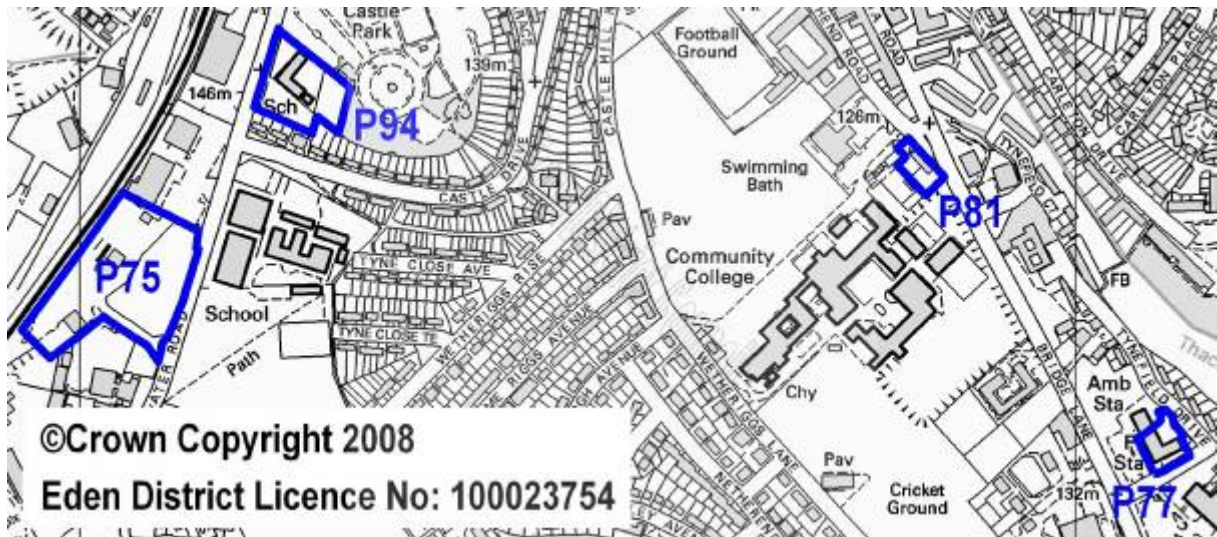
- It is a highly visible and sensitive site that lies beyond the natural boundary of the footpath and hedgerows
- The site lies beyond the settlement boundary and would reduce a valuable part of Penrith's semi-rural setting (2)
- The area was designated as an Area of High Landscape Value in the Penrith District Plan and should be retained

Site P71 received four responses, with two objecting and two supporting the site. The objections were:

- They believe it conflicts with the Core Strategy objectives and policies to protect the district's biodiversity, wildlife and habitats and would reduce open space (2)
- It is only partially a brownfield site
- It is a regularly used pedestrian route through the woods to Scaws

The comments supporting the site were from a local agent confirming the site is available and from a housing association stating that they would plan to provide a mix of rented and shared ownership houses.

## Penrith South



Two respondents commented on the Alternative Sites in Penrith South. These were from the Environment Agency and a local agent.

P75 – no comments made

P77 – no comments made

P81 received one response supporting the site, stating that the scheme has now received planning consent and is under construction.

P94 received one response from the Environment Agency recommending that English Heritage is consulted due to the proximity of Strickland's Pele Tower and Penrith Castle Scheduled Ancient Monument.



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Page 15

P68 – received one comment supporting the site, stating that should the application for a change of use to a soft play area be unsuccessful they hoped that residential use would be considered.

P78 – no comments made

P79 – no comments made

P82 received two responses, with one commenting and one supporting the site. The Environment Agency commented that the site is in Flood Zone 2, while the agent supporting the site stated that it is a brownfield site and the subject of a planning application.

P83 – no comments made

P84 received one response supporting the site stating that it is a brownfield site that is appropriate for residential development.

P85 received one response supporting the site stating that it is a brownfield site close to the New Squares development that is appropriate for residential development. It was also suggested that the homes could be built at a higher density due to the site's location close to the town centre.

P86 received two responses, with one commenting and one supporting the site. The Environment Agency commented that the site is in Flood Zone 2, while the agent supporting the site stated that the site is currently occupied by a garage which would be appropriate for a small development in due course.

P87 received one response supporting the site stating that it is a bakery building that is suitable for residential development in due course.

P88 received one response from the Environment Agency who commented that the site is in Flood Zone 2.

P89 received one response from the Environment Agency who commented that the site is in Flood Zone 2.

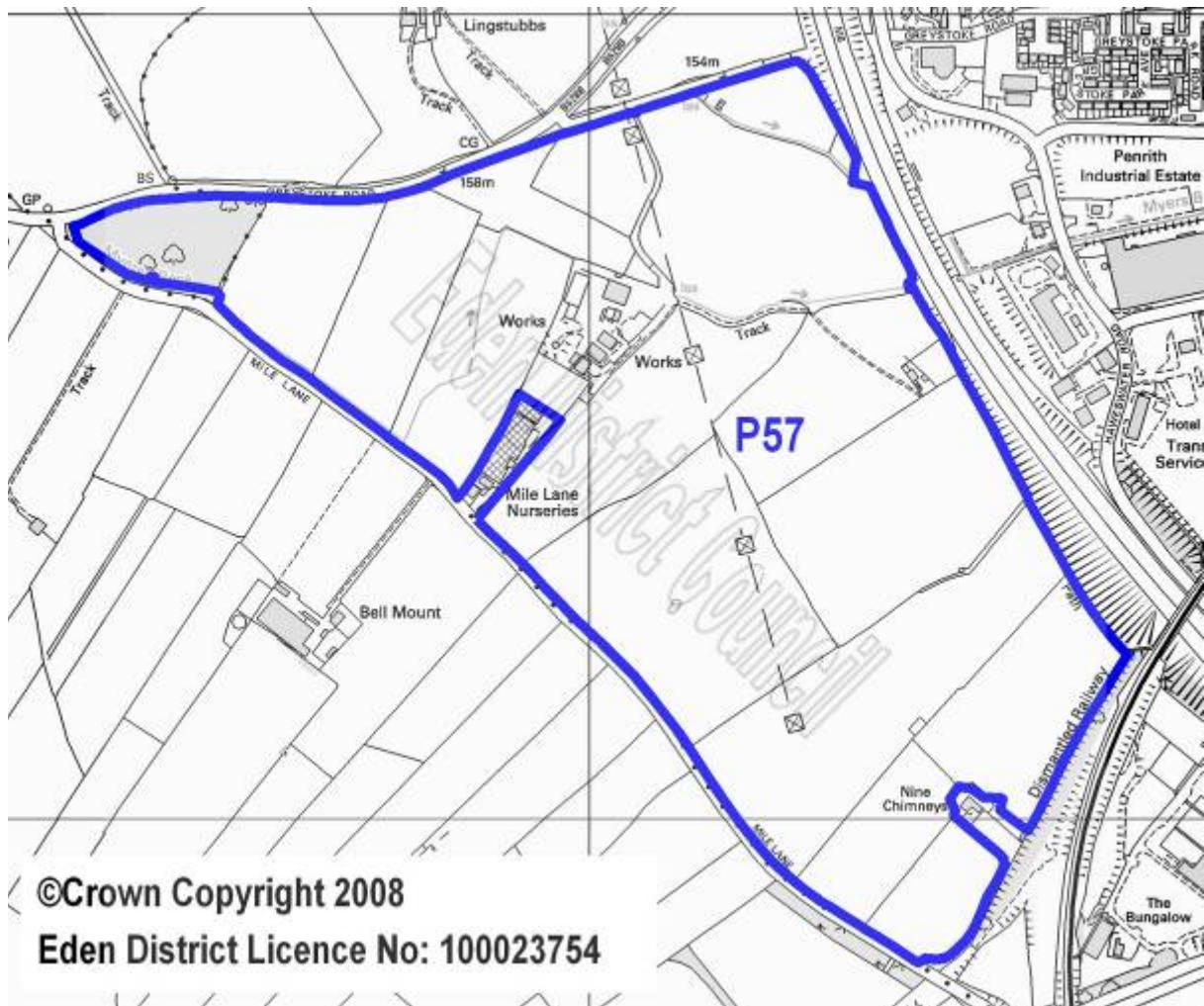
P90 received one response from the Environment Agency who commented that the site is in Flood Zone 2 and that part of it may be in Flood Zone 3.

P91 – no comments made

P93 – no comments made



## Penrith West



Site P57 received six responses, with one commenting, three objecting and two supporting the site.

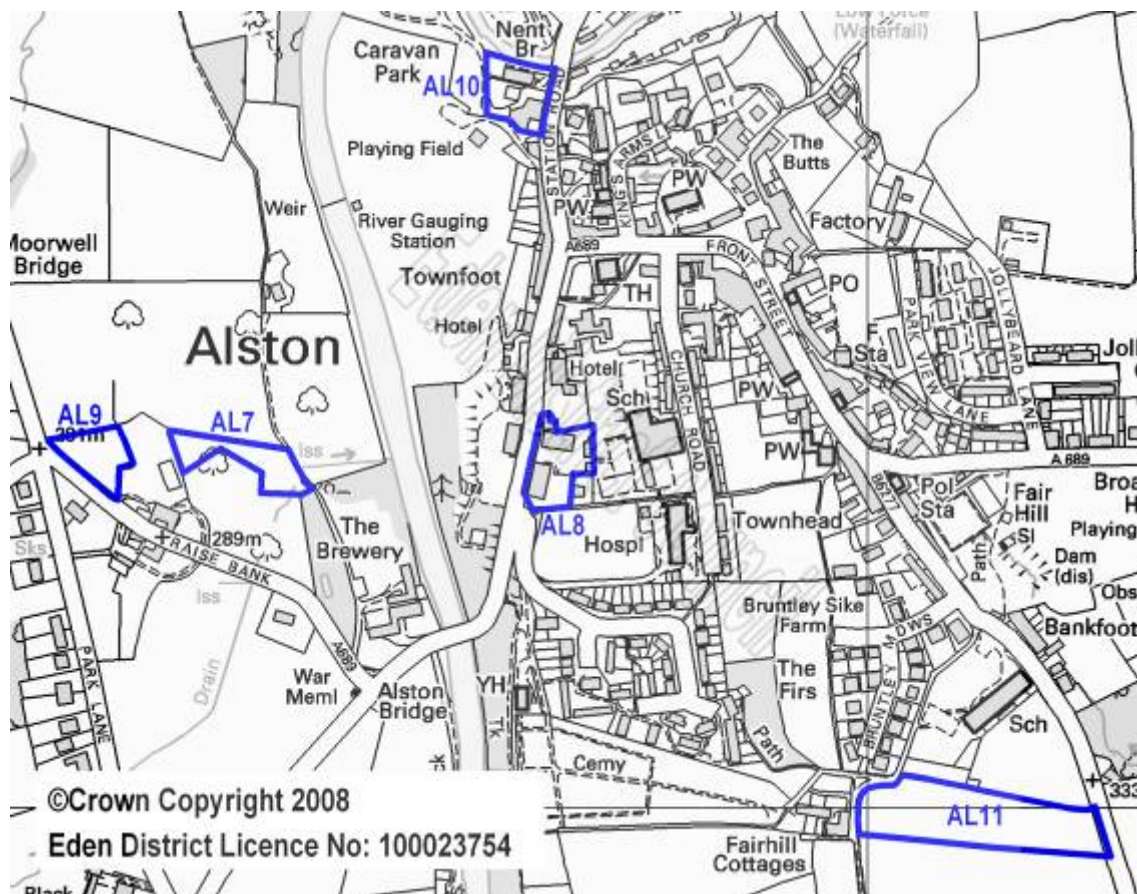
The Environment Agency commented that any development should retain and enhance the corridor of Myers Beck and other wildlife habitat within the site – such as the woodland at the NW corner of the site and the pond at NY 501 292. Any proposal that impacts on these features should be accompanied by detailed surveys of existing wildlife interest and adequate mitigation. (Note PPS9).

The objections were:

- The site is a greenfield site that is outside the settlement boundary and separated by the M6 Motorway (3)
- There is limited access to the town and its development would have traffic implications (3)
- Other, more preferable sites exist in the town (2)

The comments supporting the site were that it is a similar distance to the town as some of the other urban extensions and as a result is no different to those proposals.

**Alston**



Eight respondents commented on the Alternative Sites in Alston. These were from the Environment Agency, Alston Moor Parish Council, Northumbrian Water Limited, Cumbria County Council and a number of individuals.

As a general comment the Environment Agency stated that on any sites including or bordering a ditch, watercourse or wet area a margin of at least 5 metres should be allowed between the development and the feature.

Site AL7 received four responses, with three commenting and one objecting (without additional explanation). The main comments were that the site:

- Is a green field site (2)
- Would have access/traffic issues (2)
- Is situated a long way from the main town and the services there (2). Indeed Alston Moor Parish Council stated that they would prefer development to take place on the other side of the river which is closer to the town.
- The Environment Agency commented that SuDS be applied for drainage, Also, a watercourse is on the site and therefore any proposed discharge to the watercourse must be at the greenfield rate. Any proposal to culvert, divert, fill or obstruct any of the watercourses on the site may require the prior written consent of The Environment Agency under the provisions of Section 23 of the Land Drainage Act 1991. Details of any such proposals should be forwarded to them for comment. Finally, they commented that developers should ensure the Pennine Way is still passable along the east side of the site.

Site AL8 received four responses, with three commenting (largely positively) and the parish council supporting the site as it could enhance the appearance of that part of the town. The main comments included:

- The former Tyne Café is in a conservation area and could be restored as part of the town's heritage
- It could improve an unsightly area close to the town centre
- Careful planning would be required to improve access and provide parking
- Recommends SuDS for drainage
- A sewer crosses the middle of the site that will require easements to protect it and provide access at all times, or it may be diverted at the developer's expense

Site AL9 received four responses, with three commenting and one objecting. The main comments mirrored those for site AL7 (as they are in a similar location and can be connected). In addition, Cumbria Highways commented that a highways objection was likely as the means of access is not clear.

Site AL10 received three responses, with two commenting and the parish council supporting the site as it would enhance the appearance of that part of the town. The comments included:

- The site lies within Flood Zone 3
- SuDS should be explored for satisfactory drainage disposal
- Prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 5 metres of the top of the bank of the main river (Nent).
- It is an existing business and there are other brownfield sites that can be looked at first

Site AL11 received six responses, with three commenting, two objecting and one supporting the site. The comments included:

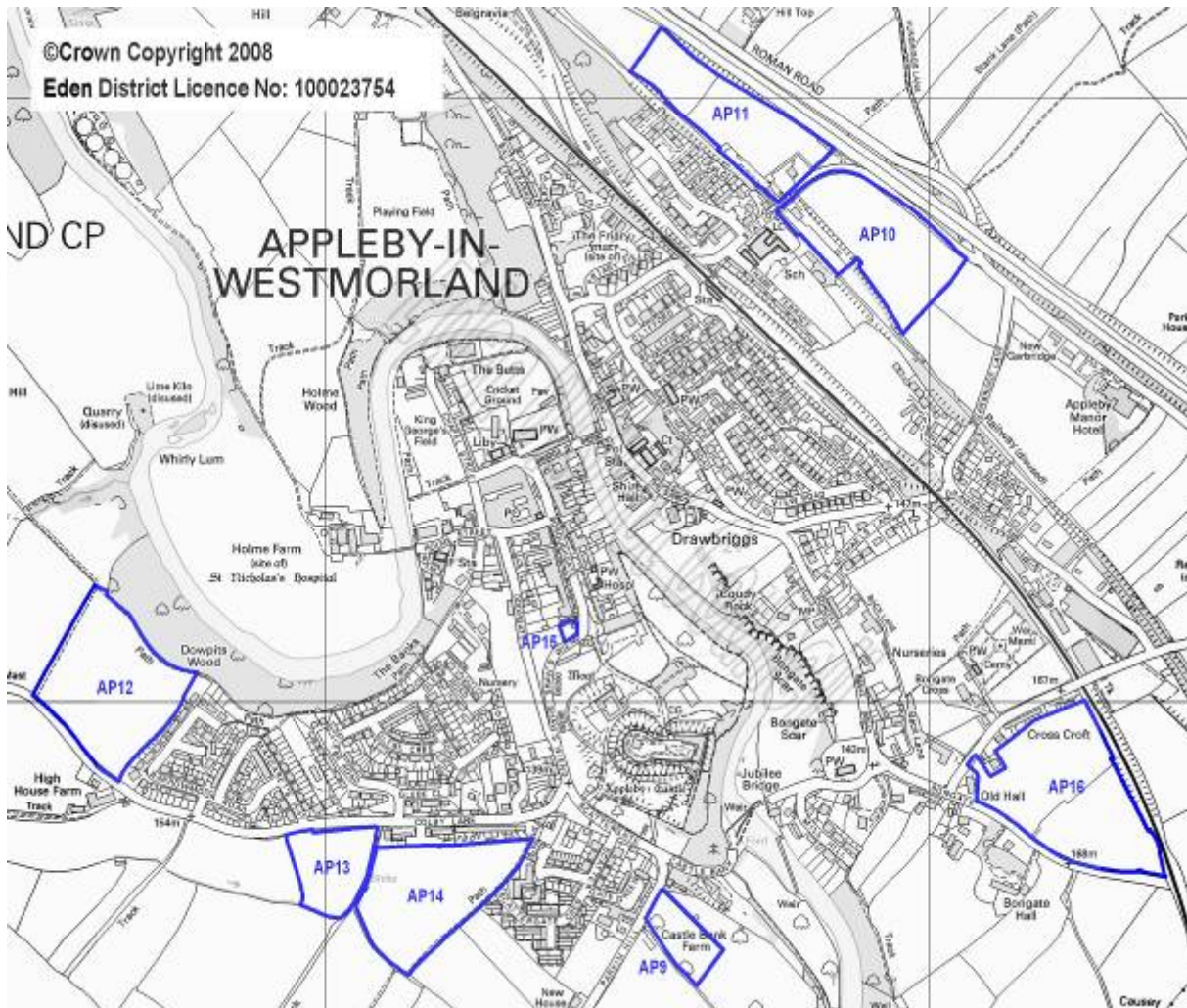
- It is a greenfield site outside the town's boundary
- It is a narrow, steeply sloping strip of land, which could lead to drainage/flooding issues. The Environment Agency commented that a drainage flood risk assessment must be carried out and that SuDS should be explored for the site.
- There may be access issues and development of the site will create traffic problems
- Developers must maintain footpath access across the site
- A sewer crosses the middle of the site that will require easements to protect it and provide access at all times, or it may be diverted at the developer's expense

The objections related to access issues (2), drainage/flooding issues (2), that it is a hay meadow in the North Pennines AONB and should be preserved as such (2), and that the topography of the site could make development costly and unviable.

The parish council supported the site as they are exploring its potential for providing affordable housing for the town.



## Appleby



Twenty six respondents commented on the Alternative Sites in Appleby. These included the Environment Agency, Appleby Town Council, Appleby in Westmorland Society, Cumbria County Council, Sustrans, Eden Valley Railway Trust, local agents and a number of individuals. The majority of the comments were made in relation to site AP9.

General comments for the town included:

- The sites would deliver a large number of houses – too many than the town requires
- The town only has limited services and these would need to be improved significantly before large scale housing developments take place
- Brownfield sites should be developed first
- The Environment Agency commented that most foul drainage from the Appleby area enters the River Eden & tributaries Site of Special Scientific Interest and River Eden Special Area of Conservation via Appleby Waste Water Treatment Works. Thus all such discharges are relevant under the Habitats Regulations 1994 & CROW 2000. Confirmation will be needed from United Utilities that Appleby WwTW can accept the relevant sewage/foul water within the existing discharge consent (which has already been considered

under the Habitats Regulations), or alternatively an agreed discharge consent for the development should accompany the planning application. If not, then any development would need an assessment under the Habitats Regulations prior to planning permission.

Site AP9 received twenty responses, mainly from individuals, with one commenting, eighteen objecting and one supporting the site.

Appleby Town Council commented that it was surprised the site had been proposed. The response in support was from an agent confirming that the site was available for housing development.

The objections included:

- It is a green field site in the open countryside (7)
- Concerns about access (7). In addition, Cumbria County Council also stated that it is likely there would be a highway objection to the site due to concerns regarding forward visibility for traffic turning right into the site
- There are mature trees on the site (7) and it supports a variety of wildlife (4) that should be protected
- Individual homeowners were concerned that it would affect their homes and views (7)
- Questions around employment opportunities in the town to justify this development (5) and the site's relative distance from the services in the town (3)
- One respondent also questioned the method for assessing proximity to services, using straight line measures, that had been expressed in the Sustainability Appraisal

Site AP10 received six responses, with two commenting, two objecting and two supporting the site.

Both comments referred to a portion of the site that seems to form a section of the Appleby-Warcop railway line, which could be maintained as a railway or cycle/walking way. One objection stated that the railway line should be removed while the other objection was that the site extends beyond the settlement boundary.

The supporting comments viewed the site as an acceptable extension to the town, although Appleby Town Council would also want to see the railway line removed from the site if it were to be taken forward as a Preferred Option.

Site AP11 received three responses, with one commenting, one objecting and one supporting the site. Cumbria County Council objected because it considers that the site lies beyond the settlement boundary. The comment related to the use of the Appleby-Warcop railway line, while the Town Council supported the site subject to the removal of the railway line.

Site AP12 received six responses, with one commenting, four objecting and one expression of support (in principle) by the Town Council for the site. The Environment Agency recommends consultation with Natural England due to the proximity of the river Eden SAC/SSSI and Dowpit Wood ancient woodland.

The main objections to site AP12 were:

- The site is beyond the settlement boundary (3)
- It is a green field site (2)
- A density of 30 dwellings per hectare is too high for this site

Site AP13 received six responses, with one commenting, four objecting and one supporting the site (but only reluctantly and in preference to some of the others in the consultation document). The Environment Agency commented that the site is located in an informal flood storage basin and any development on the site would be at risk of flooding, while also increasing flood risk off site. The main objections were:

- The site is beyond the settlement boundary (2)
- It is a green field site (2)
- A density of 30 dwellings per hectare is too high for this site
- Concerns about water run off

Site AP14 received nine responses, with two commenting, six objecting and one supporting the site (but only reluctantly and in preference to some of the others in the consultation document). The Environment Agency commented that the site is located in an informal flood storage basin and any development on the site would be at risk of flooding, while also increasing flood risk off site. In addition, most of the site is in Flood Zone 2. The main objections were:

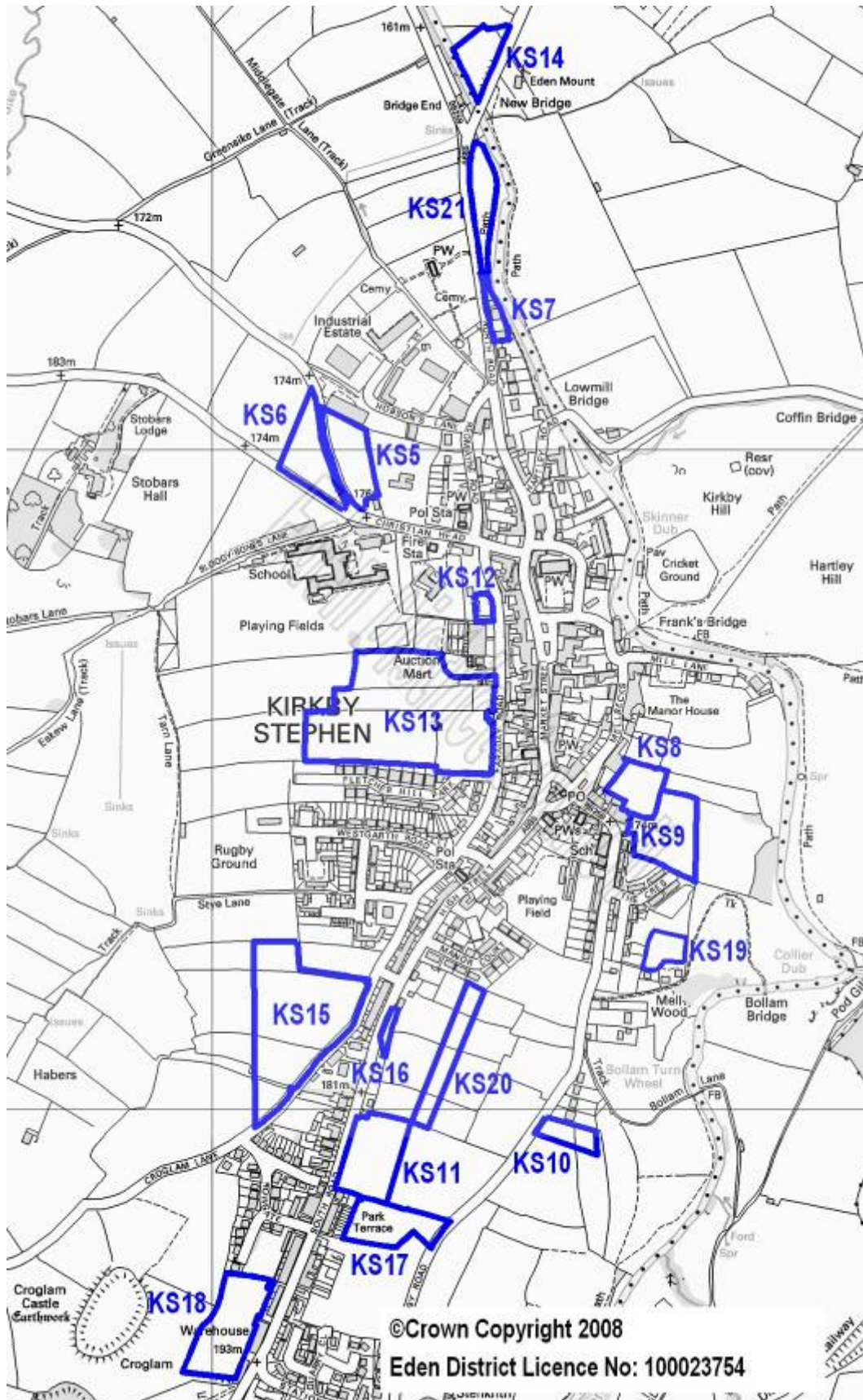
- The site is prone to flooding (3)
- It represents an extension into the open countryside (2)
- Cumbria County Council stated that there is likely to be a highway objection as the existing access to Rampkin Pastures is inadequate to serve additional development. It could be linked to AP13 for alternative access
- One respondent questioned whether the site could be maintained as an amenity area

Site AP15 received two responses, both objecting as the site is located at the entrance to the heritage area of Boroughgate and is a listed building.

Site AP16 received one objection on the grounds that it is a green field site and its development would degrade a main route into Appleby.



## Kirkby Stephen



Seventeen respondents made comments on the Alternative Sites in Kirkby Stephen. These were the Environment Agency, Kirkby Stephen Town Council, Kirkby Stephen Grammar School, Cumbria County Council, KSTF, Cumbria Wildlife Trust, a local agent and a number of individuals.

A number of respondents expressed concerns about the number of houses proposed within the document and questioned whether the infrastructure and services in the town would be able to cope with such development. There was also a feeling that social housing estates were not appropriate and that any development should offer a mix of homes. One respondent also suggested that the Council ensure that more than one landowner/developer have the opportunity for their site(s) to be developed to avoid any monopoly of allocated sites.

The Environment Agency commented that most of the foul water from the Kirkby Stephen area enters the River Eden & tributaries Site of Special Scientific Interest and River Eden Special Area of Conservation via Kirkby Stephen WwTW. Thus all such discharges are relevant under the Habitats Regulations 1994 & CROW 2000. Confirmation will be needed from United Utilities that Kirkby Stephen WwTW can accept the relevant foul drainage within the existing discharge consent (which has already been considered under the Habitats Regulations), or alternatively an agreed discharge consent for the development should accompany the planning application. If not, then any development would need an assessment under the Habitats Regulations prior to planning permission.

KS5 received two responses, both objecting to the site as it is a school playing field and an amenity area and they felt it should remain that way. Also, there is the potential for a skate park on the site.

KS6 received one response commenting that the site has an industrial unit on it and asked whether it would be removed.

KS7 received one response from the Environment Agency stating that the site lies immediately adjacent to the River Eden & tributaries SSSI and River Eden SAC, and in both cases may include a small area of the designated site. Thus any development on these sites is relevant under CROW 2000 and the Habitats Regulations 1994 and Natural England will need to be consulted.

KS8 – no comments made

KS9 – no comments made

KS10 received one response from Cumbria Highways who said that it is likely the site would raise a highway objection because of insufficient site frontage to form a junction and access road to adoptable standards.

KS11 received seven responses, with one commenting and six objecting to the site. The respondent making comments would not wish to see dense social housing on the site, but mixed development that is in keeping with the locality. The main objections were:

- Concerns about access and traffic and the impact on the busy main road (5)
- Drainage/flooding concerns (3)



- The fact that it had been proposed as Amenity Open Space was supported (2)
- It is a green field site
- Concerns regarding overlooking existing properties

KS12 – no comments made

KS13 received three responses, with two commenting and one supporting the site. One respondent commented that Cumbria County Council are considering whether to relocate the primary school, and that if they do so site KS13 might be a good option as it could link to the Grammar School. The other commented that as it is such a large site it may be worth considering employment uses for some of the site as well as housing if it were to be developed. A local agent made comments supporting the site stating that:

- The owner confirms its availability
- It is close to the town centre and has good access
- They would retain and convert the traditional stone buildings to enhance the conservation area
- They would omit the area designated as a County Wildlife Site from the development

KS14 received four responses, with two commenting, one objecting and one supporting the site. The comments were from the Environment Agency and Cumbria Wildlife Trust stating that the site lies immediately adjacent to the River Eden & tributaries SSSI and River Eden SAC, and in both cases may include a small area of the designated site. Thus any development on these sites is relevant under CROW 2000 and the Habitats Regulations 1994 and Natural England will need to be consulted (2). Also, there are records of otters on or near the site, which are protected under the Conservation (Natural Habitat &c.) Regulations 1994 (Habitat Regulations). As a result the site will need surveying and the otters could be construed as a constraint on development of the site.

The objection for KS14 came from Cumbria County Council, who consider the site to be poorly related to the built form of the town and that it extends beyond a strong physical settlement boundary. The comment supporting the site was from a local agent who confirmed the site's availability for housing.

KS15 received four responses, with two commenting, one objecting and one supporting the site. The Environment Agency commented that Croglam Lane Main River flows along the Eastern edge of this site. The other respondent commented that the development could cause traffic problems. In addition Cumbria Highways stated that any application for the site would be likely to receive a highways objection as Croglam Lane is not laid out to a standard suitable to serve this scale of development and whilst the lane could be widened on the frontage of the site, the remainder is not readily capable of improvement. The supporting comment was from a local agent who confirmed the availability of the site, but added that the proposal had been reconsidered and the site area reduced for more modest development of 40-50 houses.

KS16 received two responses, with one commenting and one objecting to the site. The respondent commenting stated that there is a footpath running from this site to the Nateby road at the south east corner of site KS17, and that if sites KS16 and

KS17 were to be developed they would like to see a band 40-50 metres either side of the footpath designated as Amenity Open Space. The objector expressed concerns about accessing the main road and overcrowding and overlooking existing properties.

KS17 received three responses, with one commenting and two objecting to the site. The respondent commenting stated that there is a footpath running from this site to the Nateby road at the south east corner of site KS17, and that if sites KS16 and KS17 were to be developed they would like to see a band 40-50 metres either side of the footpath designated as Amenity Open Space. Cumbria Highways stated that it is likely there would be a highways objection as there are some concerns whether an adequate junction visibility could be achieved; this is difficult to determine from on-site inspection and a detailed topographic survey would be needed. The other objection was concerned with overcrowding and overlooking.

KS18 received three responses, with two commenting and one supporting the site. The reasons given for supporting the site were that there is good access from the existing road, it should be easy to connect to existing infrastructure and that developing the site would have negligible impact on the character of the town.

The comments were:

- The site should not be developed until the flooding (poor drains/insufficient capacity) on South Road has been remedied
- The Environment Agency commented that Croglam Castle is a Scheduled Ancient Monument (SAM) a short distance to the west of this site. English Heritage should be consulted. There is at least the potential for an impact on archaeology and the setting of a SAM. In addition, Waitby Bridge & Smardale Halt County Wildlife Site lies about 10m from this site. Consultation with Cumbria Wildlife Trust is recommended. Any development at this site would benefit from wildlife enhancements that help to link the development with this County Wildlife Site. There is a breeding record for Great crested newts (GCN) at NY769 073 only about 300m to the south. Thus there is the possibility of GCN using terrestrial habitat in this area, and they might benefit from any new ponds.

KS19 received two responses, with one objecting and one supporting the site. The comment supporting the site confirmed its availability and added that there are no major constraints on the site. The objector stated that the access road is a narrow private road that is only wide enough for one vehicle and will not accept more traffic.

KS20 received three responses, with one commenting and two objecting to the site. The respondent making comments stated that it is a high and exposed site that would impact on the visual amenity of the town and may be exposed to high winds and potential damage. The objections were:

- Drainage/flooding concerns (2)
- Concerns about traffic and congestion
- Development would affect the character of the town

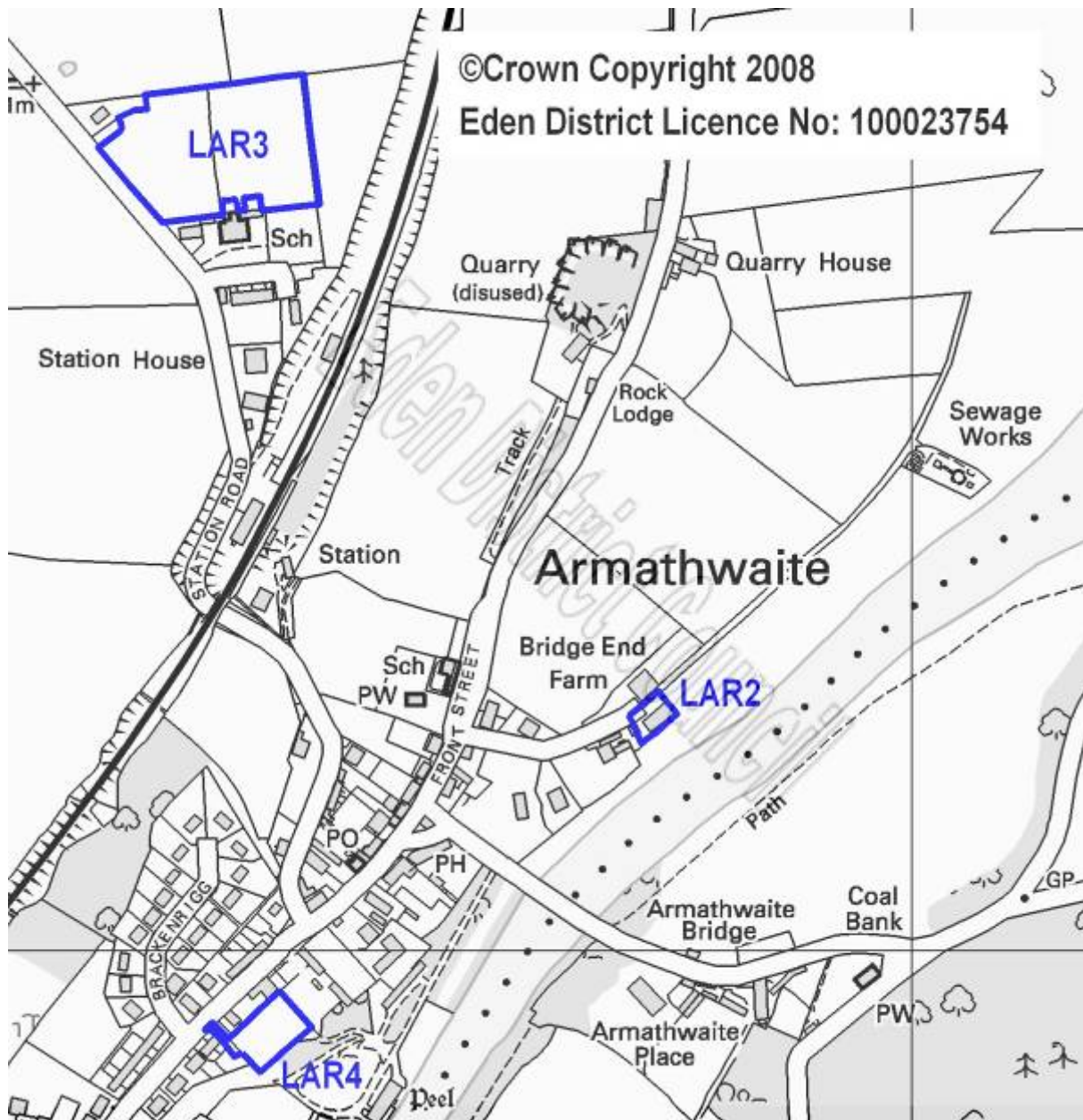
KS21 received one comment stating that only the garage part of the site should be redeveloped, with the grassed area preserved as Amenity Open Space.

## **Local Service Centres**

The Local Service Centres in the Alternative Sites consultation paper related to the 24 villages identified as potential Local Service Centres in the Core Strategy Preferred Options paper November 2006.

Each of the Local Service Centres that had sites proposed within the Alternative Sites consultation paper is considered in turn, with comments relating to these sites.

## Armathwaite



Six respondents commented on the Alternative sites in Armathwaite. These included the Environment Agency, Hesketh Parish Council, Cumbria Wildlife Trust, a local agent and an individual.

The Environment Agency provided a general comment for the village that most foul drainage from the area enters the river Eden SSSI/SAC via the Armathwaite Waste Water Treatment Works, and that any discharges fall under Habitat Regulations and CROW Act. Confirmation from United Utilities that the Waste Water Treatment Works can accommodate additional capacity, or an agreed discharge consent should accompany a planning application. If not, any development will need to be assessed under the Habitat Regulations.

Site LAR2 received four responses with two commenting and two objecting to the site (although the nature of the objections suggests they were really meant for LAR3). Both objectors stressed that it is a school field that is well used by both the school and local community groups including the nursery, youth club, brownies and Hesket football club. The comments concerned SSSI/SAC relevance as the site is less than 30m from the River Eden & tributaries SSSI and River Eden SAC and development at this site may be considered relevant to the SAC, possible constraints on lighting on any development, and that otters are on or near the site and will require a survey. Consultation with Natural England was recommended.

Site LAR3 received two responses with one supporting and one objecting to the site. The response in support of the site was from the agent proposing the site adding that they only intend to develop approximately half of the site for 20-25 houses. The objection from Hesket Parish Council was that it is a school playing field and they believe it was given to the school for this use. (Note: the objections relating to LAR2 above may also apply here).

Site LAR4 received two responses with one supporting and one commenting on the site. The comment in support of the site stated that the site now has consent for residential development and may not now need to be considered for the Housing DPD. The comments made stated the site is adjacent to the river Eden SAC and that otters are on or near the site and it will require a survey.



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Wainridge Cottage  
LB02  
Bolton Hall 132m  
LB03  
LB04  
LB05  
LB06  
PW  
CHapel STREET 124m  
128m  
SILVER ST  
PO  
Bolton  
LB07  
LB08  
LB09 Prospect Farm  
LB010  
School  
Track  
Path  
FB  
W  
Ws  
South View  
LB011  
Issues

Sch  
Track  
Recreation Ground  
PW  
Eden  
Bolton Bridge 108m  
The Old Vicarage  
Capt Wood

Four respondents made comments about the Alternative Sites in Bolton. These were from the Environment Agency, a local agent and individuals.

The Environment Agency provided a general comment for the village that most foul drainage from the area enters the river Eden SSSI/SAC via the Bolton Waste Water Treatment Works, and that any discharges fall under Habitat Regulations and CROW Act. Confirmation will be needed from United Utilities that the Waste Water Treatment Works can accommodate additional capacity, or an agreed discharge consent should accompany a planning application. If not, any development will need to be assessed under the Habitat Regulations prior to planning permission.

Site LBO2 – no comments made

Site LBO3 – no comments made

Site LBO4 – no comments made

Site LBO5 – no comments made

Site LBO6 – no comments made

Site LBO7 – no comments made

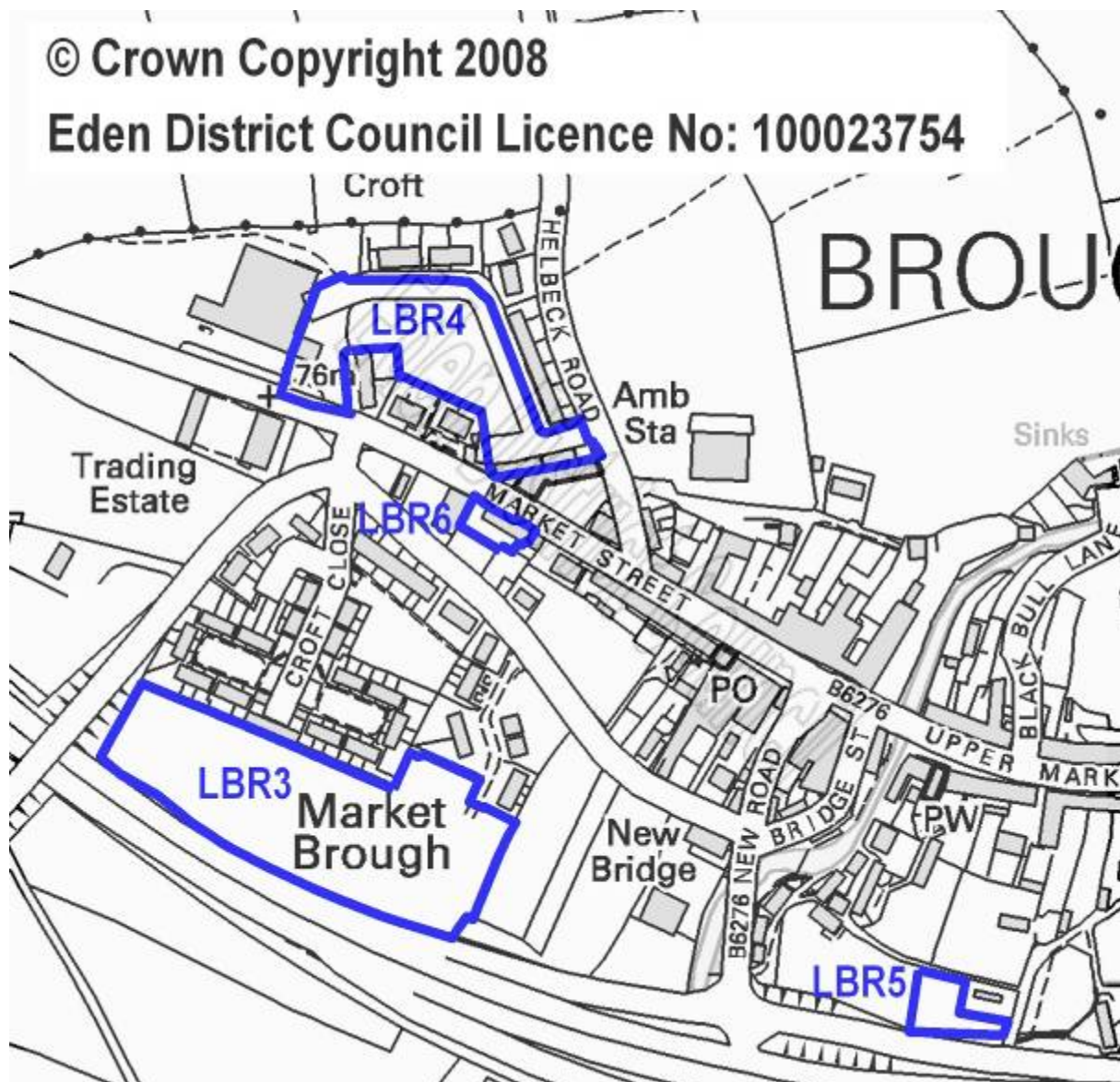
Site LBO8 received one objection as the respondent sees it as a precursor to further development. In addition the respondent considers that it is back land development which is not in keeping with the character of the village.

Site LBO9 – no comments made

Site LBO10 received one comment in support of the site from the agent stating that it will consolidate the appearance of the street frontage.

Site LBO11 received one comment in support of the site from the agent stating that it comprises former agricultural buildings and that there is an outstanding application for conversion and new build housing.

## Brough

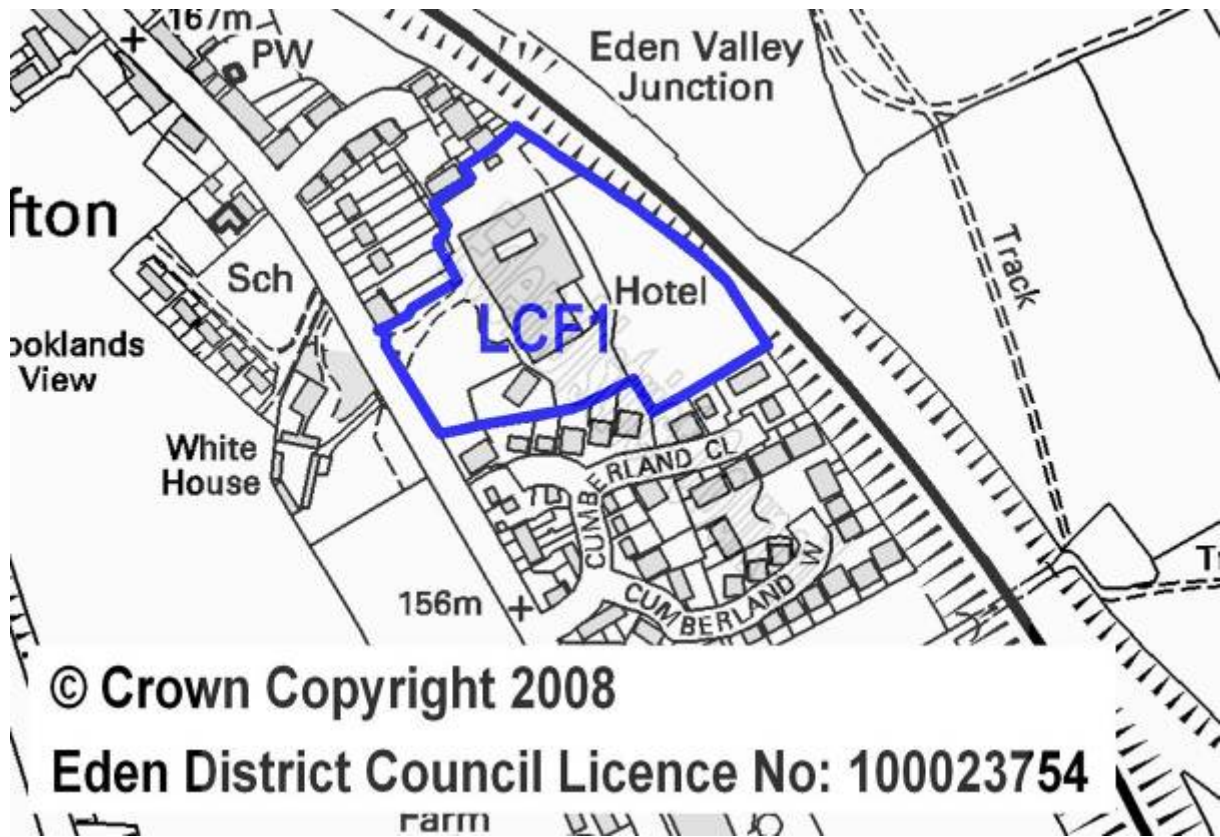


The Environment Agency commented that although Swindale Beck is not a SSSI/SAC it is a tributary of the River Eden and tributaries SSSI and River Eden SAC, and as a result sewage is still relevant. Swindale Beck is a salmon river.

No specific comments were made for any of the individual sites in Brough.



## Clifton

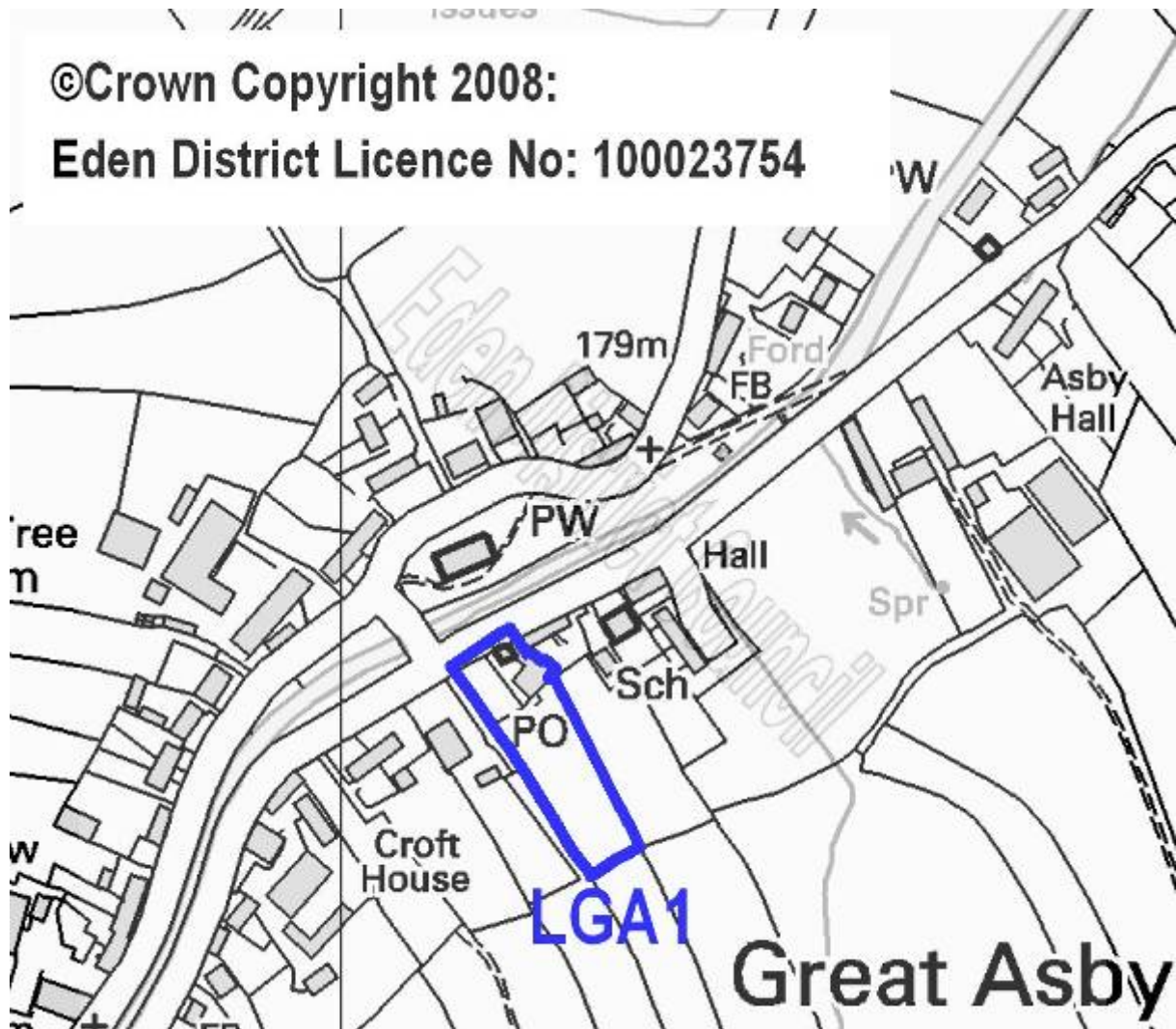


Two respondents made comments about the Alternative Site in Clifton, with one commenting and one objecting.

The Environment Agency commented about SAC/sewage relevance.

Cumbria County Council objected to the site due to its size relative to the village.

## Great Asby



Site LGA1 received two responses, with one commenting and one supporting the site.

The Environment Agency commented that the roads and access are within Flood Zone 3. The supporting comments were from the agent stating that it is a brownfield site, well integrated with the village that is available for development.

## Great Salkeld



Eight respondents made comments about the Alternative Site in Great Salkeld. These were from the Environment Agency, Great Salkeld Parish Council, Eden Housing Association, Cumbria County Council, local agents and individuals.

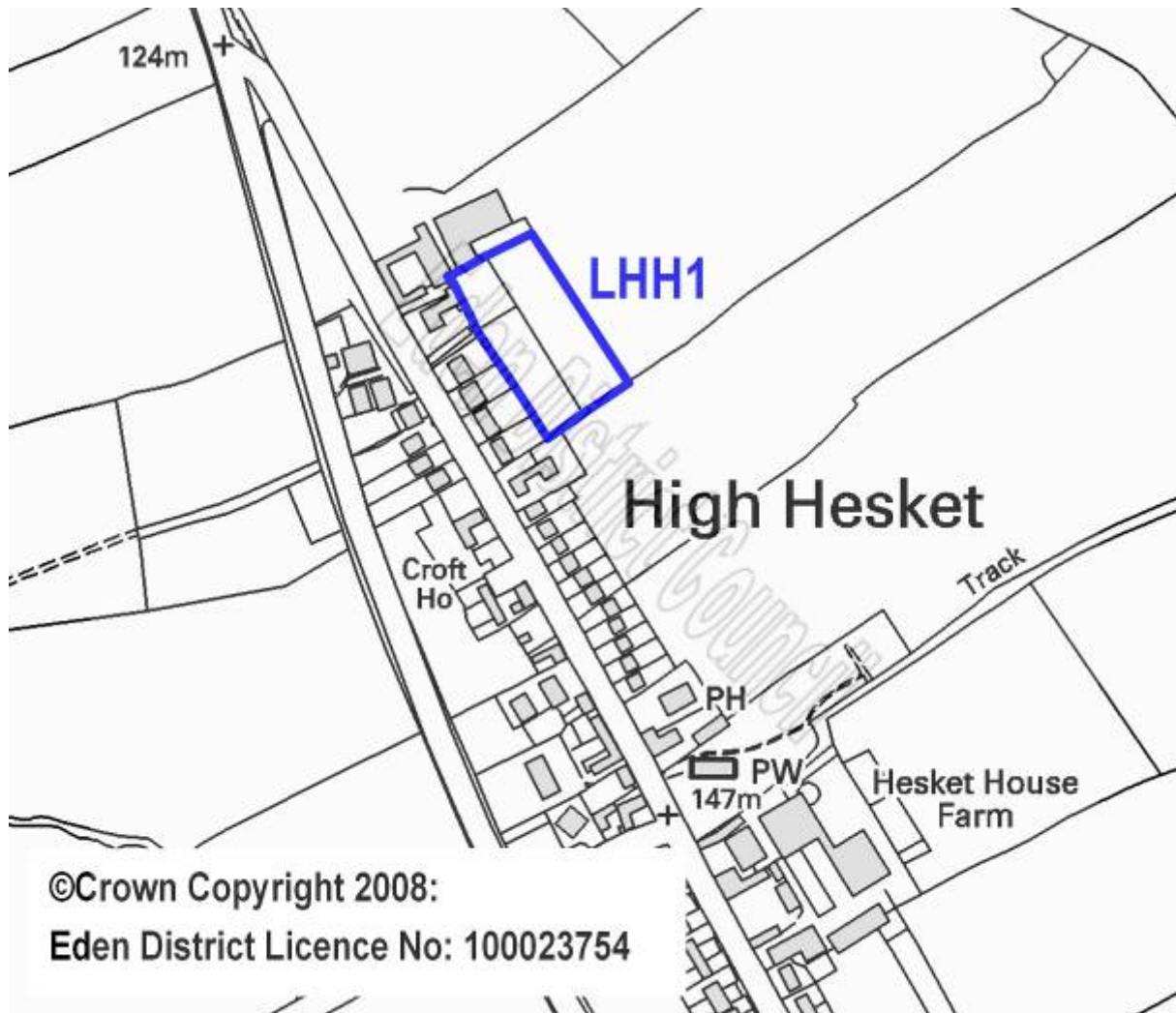
Site LGSA received eight responses, with one commenting, six objecting and one supporting the site. The Environment Agency commented about SAC/sewage relevance. The supporting comments were from the agent stating that the site could accommodate 14 houses and that it would not impact on the central character of the village.

The objections were:

- The site is detached from the village (5)
- It would cause an increase in traffic and there were concerns about the access to the site (4)
- That development there would undermine the (recently designated) conservation area (3)
- Would prefer smaller developments that reuse existing buildings (3)
- A nearby holiday cottage business claimed it would impact on their business



## High Hesket



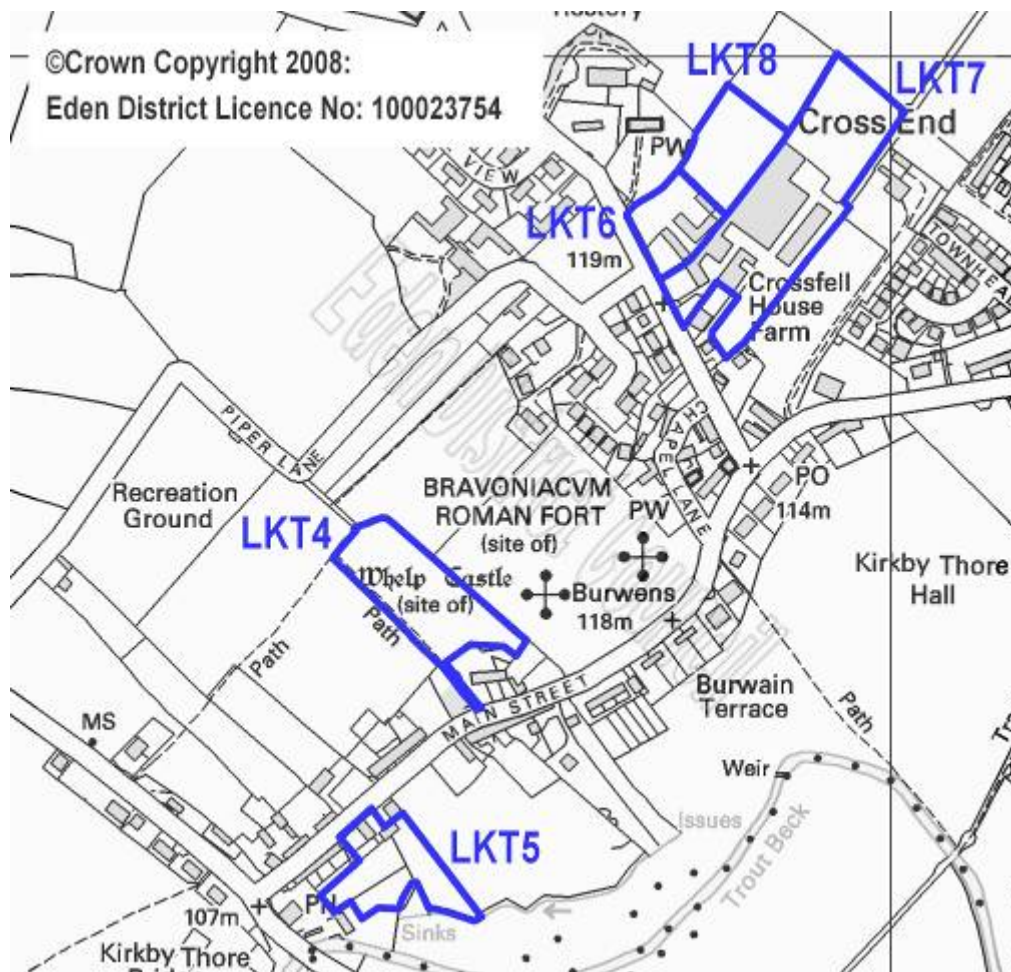
There were 2 responses regarding site LHH1. One respondent made comments and the other objected to the site.

The comments stated that recent developments around the site should be taken into account when considering suitability of the site in question. They also suggested that there were limited services (school, pub, church) and no mains gas in the village.

The objections made were that:

- There has been continuous small scale development over the years, which has not been taken into account properly
- The site is disproportionately large for the size of the village
- It is a green field site and any development should be on brownfield sites as has been the case over the past 20 years, maintaining the linear pattern of the village

## Kirkby Thore



Sixteen respondents commented on the Alternative Sites in Kirkby Thore. These included the Environment Agency, Cumbria County Council, Kirkby Thore Parish Council, an Edén District Councillor, a local agent and individuals.

The two sites that received most of the comments/objections were LKT4 and LKT5. Some respondents made general comments about development and issues in the village as well as commenting on the individual sites in turn. The general comments were:

- To question whether more housing is needed in the village, as present sites with permission will provide approximately 20 houses (5)
- Local infrastructure and services could not cope with many more houses (3)
- Any development should be sympathetic in appearance and an appropriate mix of houses should be provided
- Sewage/SAC relevance comment from the Environment Agency

LKT4 received fifteen responses, with one commenting (expressing concerns similar to the objections) and fourteen objecting to the site. The comments/objections were:

- It is the site of a Scheduled Ancient Monument (Bravoniacum Roman Fort and medieval Whelp Castle) and is a nationally rare site (11)
- Concerns about access (9) and in addition Cumbria Highways stated that it is likely they would lodge a highways objection on the site as there is

insufficient site frontage on Main Street to form a junction and access road to adoptable standards. Also, Piper Lane is not suitable to serve additional development.

- The site contains a public footpath (4) and there is a tree with a Tree Preservation Order adjacent to this footpath
- It is not consistent with the development pattern in the village (3)
- It is in a prominent location in the village (2)
- It would be back land development and set an undesirable precedent (2)

LKT5 received eleven responses, with two commenting and nine objecting to the site. The comments were:

- The Environment Agency commented that Trout Beck lies approximately 20m from this site, and its tributary lies along part of the site boundary. Trout Beck is part of the River Eden & tributaries SSSI and River Eden SAC, and has salmon, trout, lamprey, bullhead & otters present. Consultation with Natural England is recommended. There are possible constraints on floodlighting/security lighting in the direction of the river. English Heritage must be consulted about any proposed development on this site.
- It is mainly a green field site
- Part of the site is a Scheduled Ancient Monument: the vicus (the civilian settlement of the fort)
- A small part of the site is subject to flooding

The objections to site LKT5 were:

- The historical value of the site/archaeology (6)
- Concerns about access (3) and in addition Cumbria Highways stated that it is likely they would lodge a highways objection on the site as an adequate junction is only achievable subject to demolition of existing property to create adequate site frontage.
- Development would affect the character of the village
- The site may flood

LKT6 received two responses commenting on the site. These were:

- The site is next to a farm and development could make it difficult for the farm to expand
- There could be problems with houses so close to a working farm
- The number of houses appears too high
- The conversion of the farm buildings could fit in well with the street scene, but the green fields should not be developed

LKT7 received two responses commenting on the site. These were:

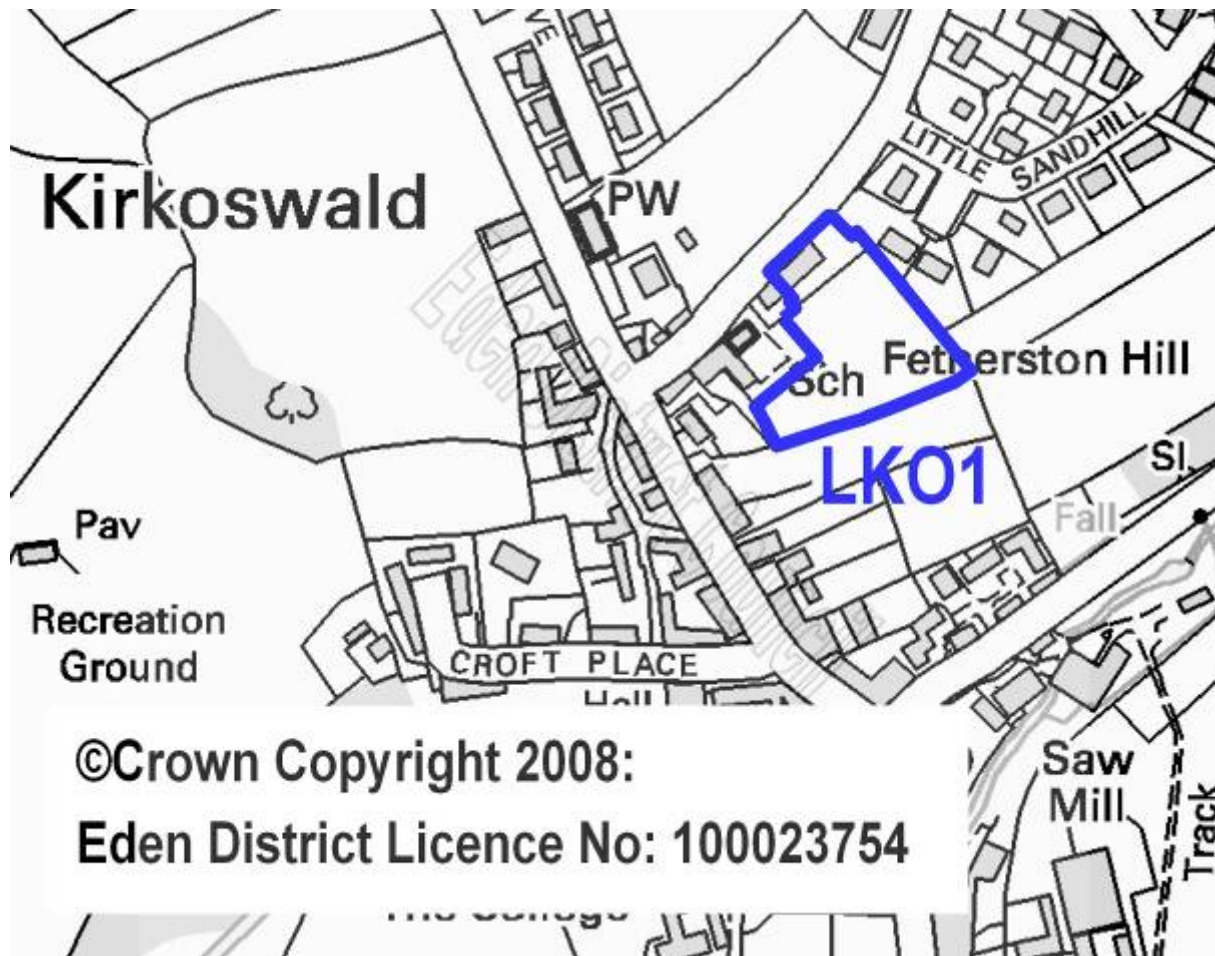
- The site is mainly previously developed land with existing buildings
- There could be problems with houses so close to a working farm
- The number of houses appears too high

LKT8 received two responses commenting on the site. These were:

- The site is next to a farm and development could make it difficult for the farm to expand
- It is a green field site and there brownfield sites in the village that would be preferable as the village needs green spaces



## Kirkoswald



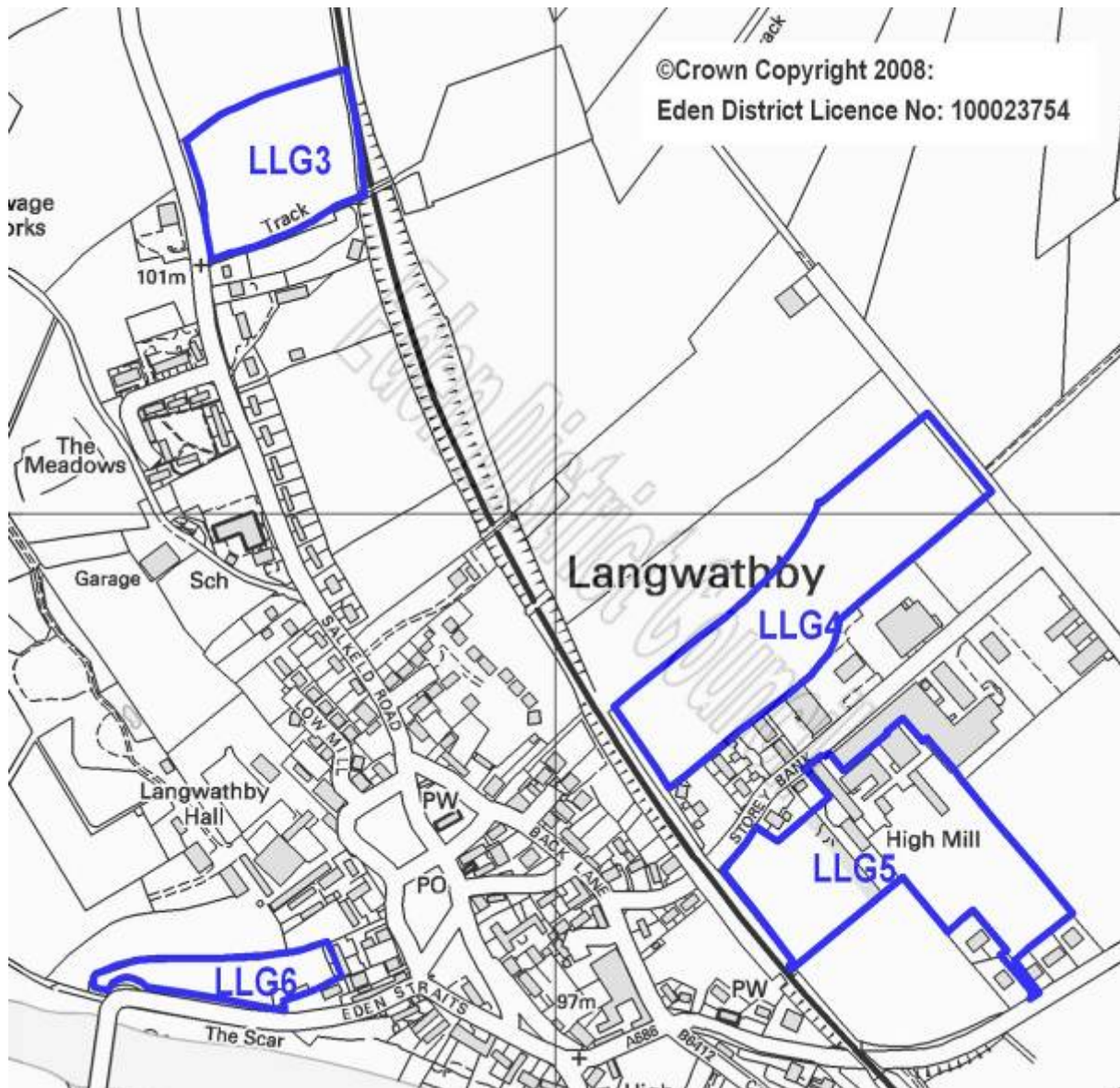
Site LK01 received seven responses, with two commenting and five objecting to the site. The comments included:

- The Environment Agency commented about SAC/sewage relevance
- Kirkoswald Parish Council commented that the site may not be suitable for 15 properties

The objections were:

- It is close to the school and parked cars and traffic can be an issue, and so the access should not be near the school (4)
- The site is within a conservation area and would struggle to fit in with its character (4)
- It is a congested road (3)
- It is a green field site (3)
- 15 houses are not appropriate (3)

## Langwathby



Sixteen respondents commented on the Alternative Sites in Langwathby. These included the Environment Agency, Cumbria County Council, a local agent and individuals.

Some respondents made general comments about development and issues in the village as well as commenting on the individual sites in turn. The general comments were:

- Local infrastructure and services could not cope with many more houses and it would have a major impact on the bridge over the river Eden (3)
- The sites would change the character of the village
- Access could be an issues for most sites
- There have been properties built recently that still stand empty (2)
- Sewage/SAC relevance comment from the Environment Agency
- Questioning the number of houses potentially provided by the sites



LLG3 received one response supporting the site, subject to their being a local housing need, for the following reasons:

- They feel it is just within the village envelope
- It could benefit from safe access onto Salkeld Road
- It is close to the school
- It would have the least impact (of those proposed) on the village

LLG4 received two responses, both objecting to the site for the following reasons:

- It is very large in relation to the village (2)
- They questioned access, parking, sewerage provision and other services to support development of the site

LLG5 received five responses, with one commenting, three objecting and one supporting the site and confirming its availability for housing development. The comments were:

- That there is a covenant that prohibits building on the site and requires it is maintained for agricultural use
- The respondent believes that part of the site (the gateway and along the railway bank) is owned by British Railways Board and should therefore not be included

The objections were:

- It is a very large site, which is not required (2)
- Reference to the covenant (above)
- It is a green field site
- Services and infrastructure could not cope with such a large development
- There would be a loss of amenity for neighbouring properties

LLG6 received eight responses, with one commenting and seven objecting to the site. The Environment Agency commented on the site, stating that the western tip of this site is in Flood Zone 2. This corner of the site is also very close to the River Eden which is both SSSI & SAC. Development in this corner of the site is potentially relevant to the River Eden SAC and Natural England should be consulted. Also, that there may be possible constraints on floodlighting/security lighting in the direction of the river.

The objections to site LLG6 were:

- Concerns about access to the main road (5)
- Concerns about sewage capacity and other services/infrastructure (5)
- The site is at one of the entrances to the village and should be preserved/enhanced (3)
- The site is outside the settlement boundary (2)
- It is a green field site
- More appropriate sites are available
- It would cause a significant increase in traffic

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LLZ5

LLZ7

LLZ6

LLZ8

LLZ10

LLZ9

LLZ11

LLZ12

Lazonby

Barton Dale

Townfoot

Playing Field

Lazonby Tunnel

Pit (disused)

Oaklands

Rose Bank Farm

Townhead

Harrow Beck

F.Sta

PO

Mem

Sta

PW

Cattle Market

Ppg Sta

PH

74m

Townfoot Farmhouse

Scartho Lane

124m

Track

Some respondents made general comments about development and issues in the village as well as commenting on the individual sites in turn. The general comments were:

- The Parish Council also provided comments to the initial sites from the Issues and Options consultation, as they had not commented on those at the time. One respondent objected to all of the sites in turn.

- The Parish Council considered the site to be too large for the level of need in the village and were also concerned about it being a green field site when brownfield sites are available
- The Environment Agency commented that there may be an opportunity to extend the strip of woodland habitat that is adjacent to the northern tip of this site and which currently extends towards Lazonby Fell SSSI, though it does not form a continuous link. (See PPS9 Biodiversity & Geological Conservation and references to “networks of habitat”)

The objections for LLZ5 were:

- It is a green field site (2)
- It lies beyond the village boundary (2)
- It is the furthest away from the services in the village (of the proposed sites)

LLZ6 received three responses, with two commenting and one objecting to the site.

The comments were:

- The Parish Council considered the site to be too large for the level of need in the village and were also concerned about it being a green field site when brownfield sites are available
- The Environment Agency commented that there is a record of a bat roost at NY547 393 from an English Nature roost visit in 1997, and that Natural England should be consulted.

The objections for LLZ6 were that it lies beyond the village boundary and access could be an issue at the junction by the village hall.

LLZ7 received six responses, with five objecting to the site and one supporting from a local agent confirming the site's availability for housing. The objections were:

- Concerns about access and congestion (4) and also a comment from Cumbria Highways that it is likely there would be a highways objection to the site because there is no obvious acceptable access route in terms of width and visibility
- It lies beyond the village boundary (3)
- It is a green field site (2)

LLZ8 received two responses supporting the site:

- The Parish Council support the site for one dwelling
- The local agent stated it is brownfield and could accommodate at least one dwelling

LLZ9 received three responses, with one commenting and two objecting to the site. The Parish Council commented that it could be a possible site for affordable housing, subject to satisfactory access and that the buildings are constructed with traditional materials. The objections were that the site is near a listed building and opposite a bend in the main road.

LLZ10 received two responses, with one supporting and one objecting to the site. The Parish Council supported the site for affordable housing, whilst the objector had concerns that the site is on the main road and would add to congestion.

It should be noted that one respondent sent in a letter regarding sites LLZ11 and LLZ12 and claimed to represent 21 people. These objections covered the flooding, recreation, access, traffic and wildlife concerns. They have only been recorded as one response below, but it is noted that the comments may reflect the opinions of 21 local residents.

LLZ11 received eight responses, with one commenting and seven objecting to the site. The Environment Agency commented that the site is only about 40m from the River Eden which is a SSSI and SAC and recommend consulting Natural England as

it may be relevant to the SAC. Also, there may be possible constraints on floodlighting/security lighting in the direction of the river. The objections were:

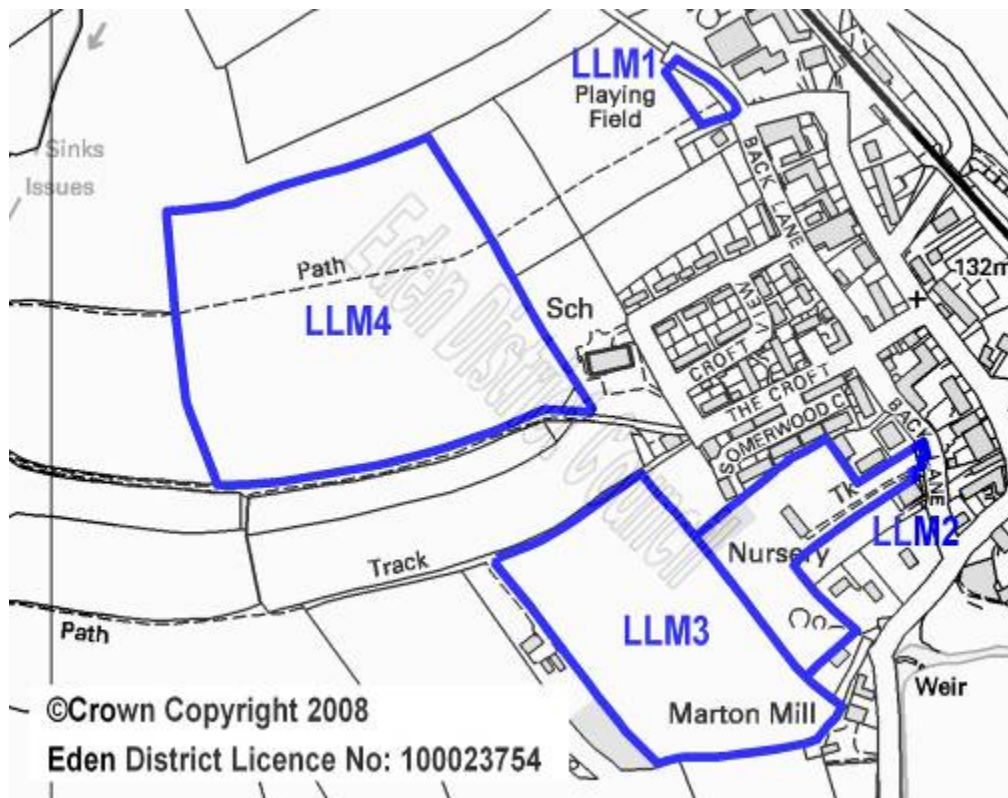
- The field often floods, and can flood several times a year (4)
- Access would be difficult via the existing single track lane (4). This view is supported by Cumbria Highways who stated that it is likely there would be a highways objection as School Lane is not laid out to a standard to serve this scale of development and does not seem to be capable of improvement.
- They believe there is a restrictive covenant to preserve the land for recreation use (3)
- Concerns about the affect development would have on the local wildlife on the site (3)
- Traffic concerns as it is already busy at school opening and closing times (2)
- It is too large and would provide too many houses compared to the need for affordable houses (2)
- It is a green field site (2)
- It lies outside the village boundary
- It is a Landscape of County Importance

LLZ12 received seven responses, all objecting to the site because:

- Poor access (4). This view is supported by Cumbria Highways who stated that it is likely there would be a highways objection as School Lane is not laid out to a standard to serve this scale of development and does not seem to be capable of improvement.
- Traffic concerns (2)
- Flooding issues (2)
- They believe there is a restrictive covenant to preserve the land for recreation use (2)
- It lies outside the village boundary (2)
- It is disproportionate to the size of the village (2)
- It is a green field site
- It is a Landscape of County Importance



## Long Marton



Three respondents commented on the Alternative Sites in Long Marton. These were the Environment Agency, Cumbria County Council and a local agent.

The Environment Agency made a general comment about SAC/sewage relevance.

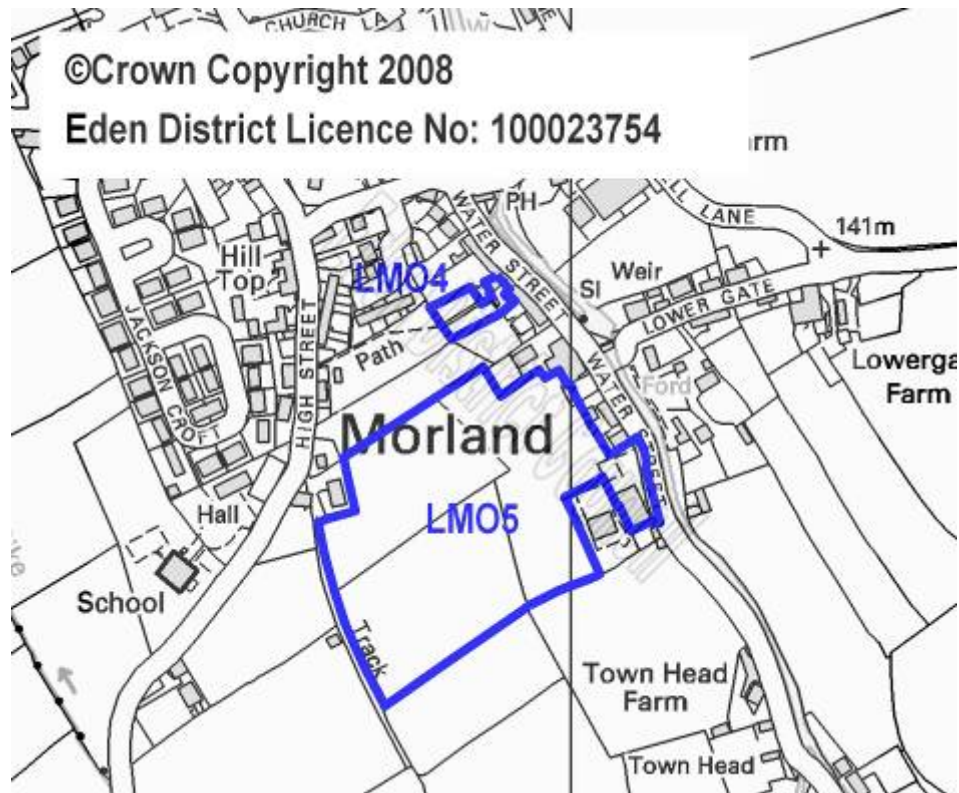
LLM2 received one response from Cumbria Highways stating that is likely there would be a highway objection as Back Lane is unsuitable to serve additional development and the site has insufficient frontage to form a junction and access road to adoptable standards.

LLM3 received three responses, with one commenting, one objecting and one supporting the site:

- The Environment Agency recommended consultation with Natural England as the site is about 50m from Trout Beck, and commented that there may be constraints on floodlighting/security lighting in the direction of the river.
- Cumbria Highways stated that is likely there would be a highway objection as Back Lane is unsuitable to serve additional development and the site has insufficient frontage to form a junction and access road to adoptable standards
- The agent supported the site stating that the village is likely to be a Local Service Centre and could be developed in phases due to its size

LLM4 received one objection from Cumbria County Council stating that the site is poorly related to the built form and very large for the village. They also stated that there is likely to be a highway objection as the existing highway infrastructure not suitable for access to proposed scale of development.

## Morland



Five respondents commented on the Alternative Sites in Morland. These were Cumbria County Council and a number of individuals.

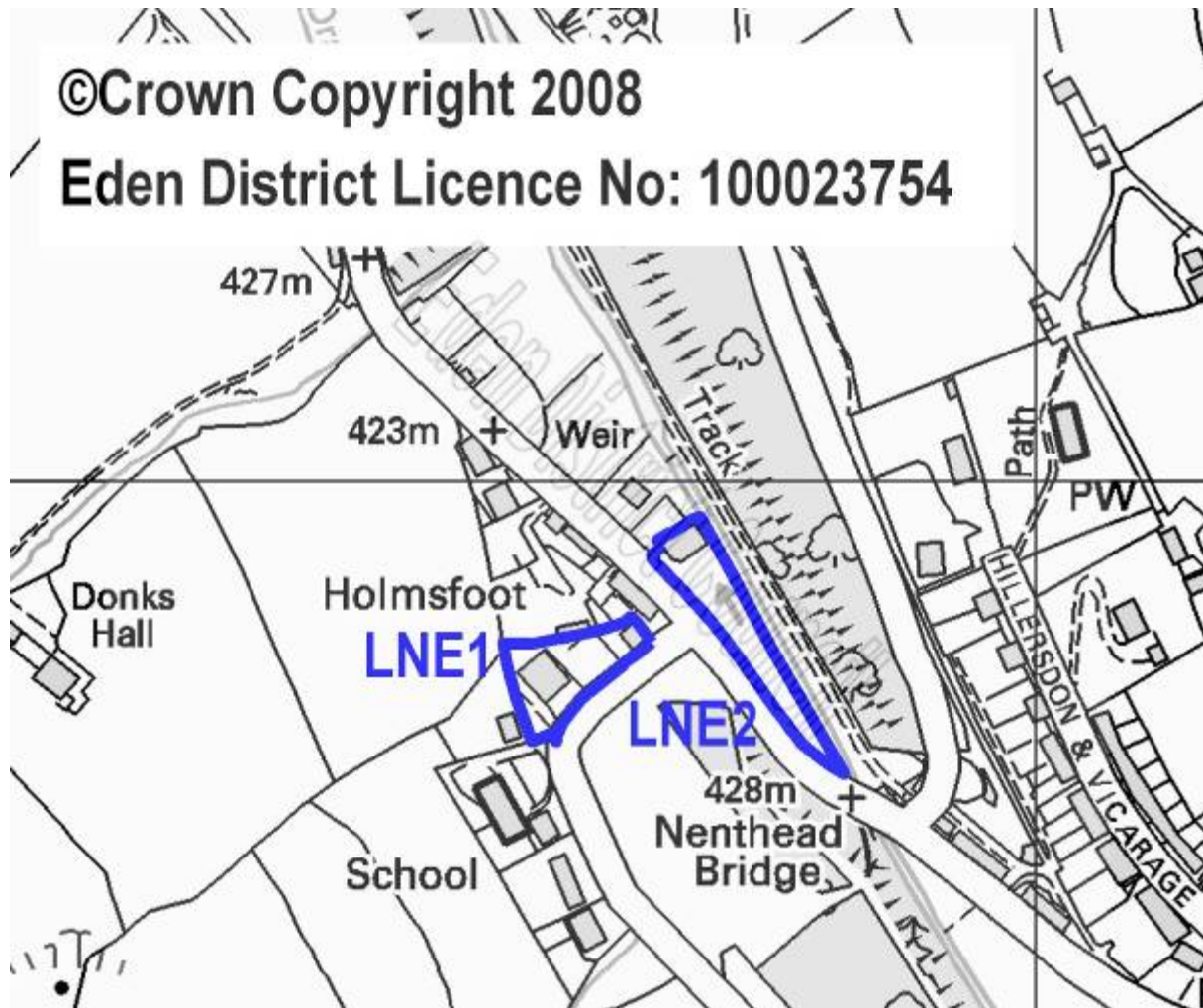
Site LMO4 received four responses, all of which were objecting to the site. The objections were:

- Access to the site would prove difficult (3) and Cumbria Highways stated that it is likely there would be a highways objection as there is inadequate visibility on approaching traffic side
- Development would affect the footpath on the high street (2)
- Concern about water run off and flooding (2)
- Concerns that it would be too crowded and out of context with surrounding properties (2)
- Concern it would affect the amenity of surrounding properties (2)

Site LMO5 received five responses, all of which were objecting to the site. The objections were:

- It is too large for the size of the village (4)
- It would create traffic problems (3) and Cumbria Highways stated that it is likely there would be a highways objection as Water Street would need widening and improvement and it is questionable whether this would be feasible without land acquisition
- Concerns that village services and sewerage/drainage would not cope (3)
- Flooding/water run off concerns (2)
- It is primarily a green field site

## Nenthead



Two respondents commented on the Alternative Sites in Nenthead.

Northumbrian Water Limited stated that there was only sewage treatment capacity for limited small scale development in Nenthead.

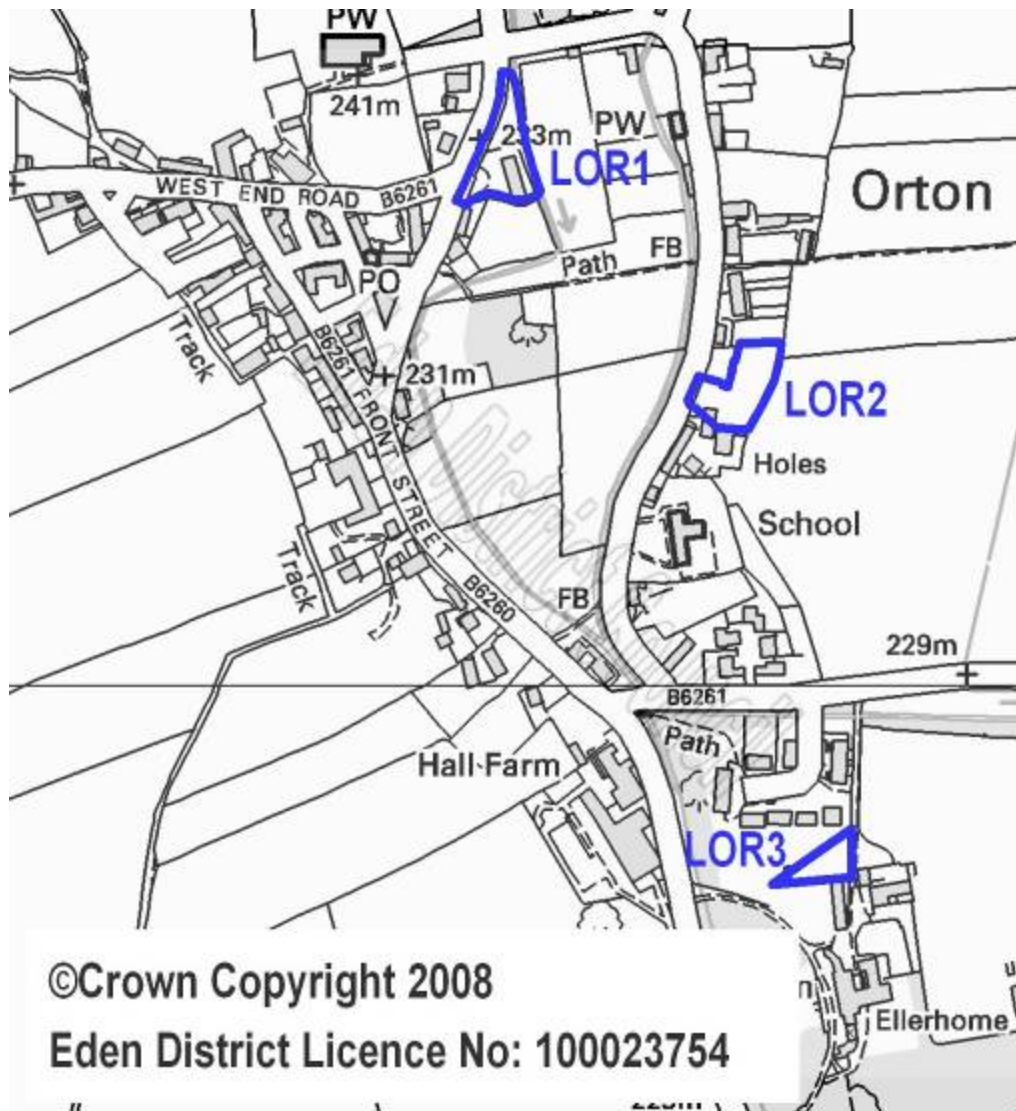
LNE1 – no comments made

Site LNE2 received two responses, both providing comments about the site. These comments were:

- Northumbrian Water Limited commented that a sewer crosses the north end of the site and will require an easement to protect it and provide access at all times, or it may be diverted at the developer's expense
- Cumbria Wildlife Trust commented that the site is directly adjacent to the County Wildlife Site E/NY74/14. Care will be needed to ensure that any proposed development does not affect the interest features of this site. Biodiversity enhancement would be appropriate at this site.



## Orton



Two respondents, a local agent and an individual, commented on the Alternative Sites in Orton.

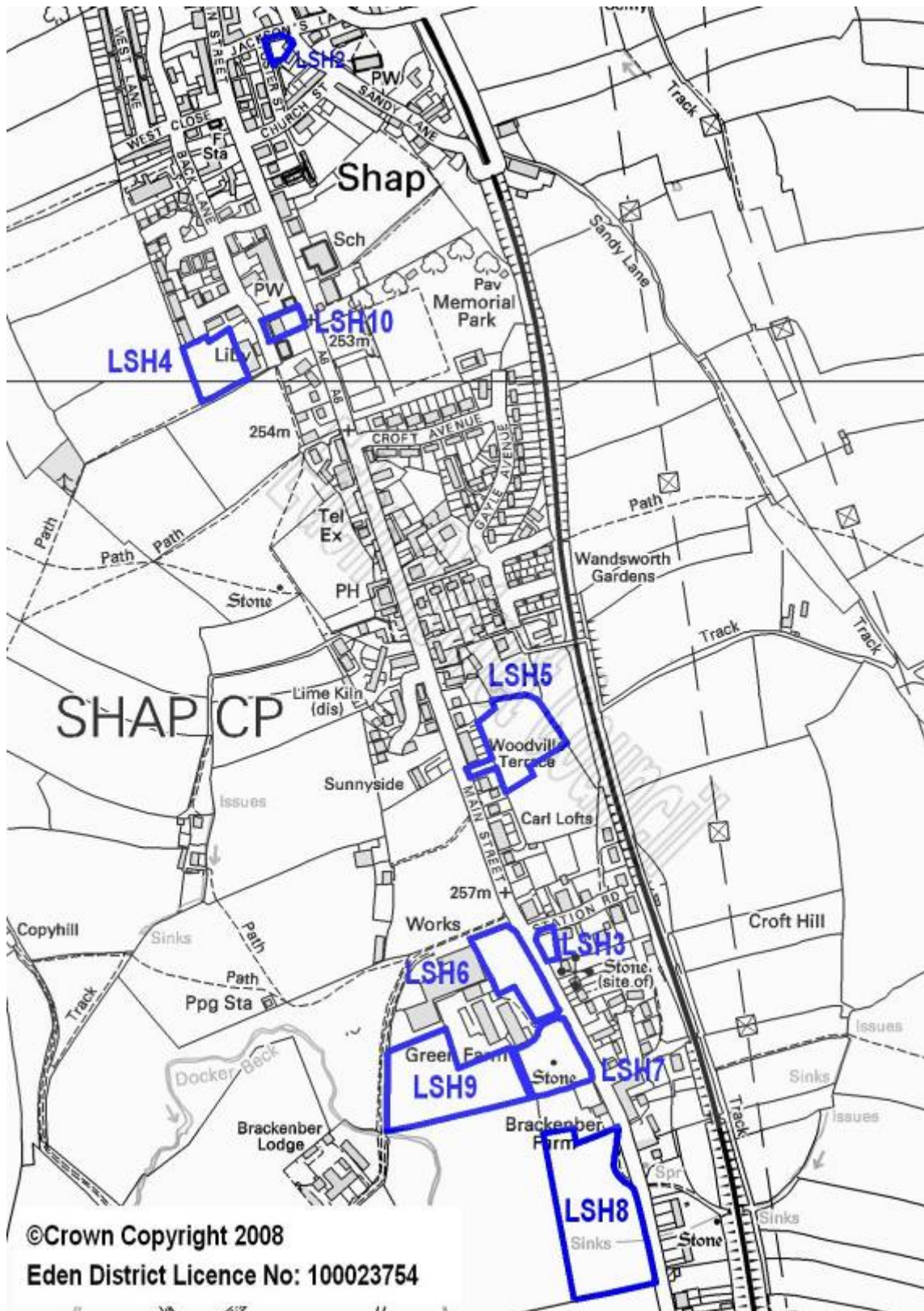
LOR1 received one response objecting to the site because the small workshop unit has a boundary wall, and the land north of this wall belongs to Orton Manor Court and is not available for building.

LOR2 received one response supporting the site from the agent who reiterated that the site is available for residential development. He also stated that archaeological assessments that have been undertaken on nearby sites have come up with nothing of interest, and suspects that the same will apply here.

LOR3 received one response supporting the site from the agent who reiterated that the site is available for residential development.



## Shap



Eleven respondents made comments on the Alternative Sites in Shap. These were from Cumbria County Council, the Environment Agency, Shap Parish Council, Natural England, a local agent and individuals.

The following general comments were made:

- The village needs affordable housing (2)
- Questions around whether certain services in the village (e.g. the school) would be able to cope with a large increase in population (2)
- Large scale development would significantly increase traffic
- Natural England commented that they are aware of issues with the Shap Sewage Treatment Works. The discharge into the beck from the Sewage Treatment Works is currently failing phosphate targets, and the water from the beck flows into the River Leith which is itself a tributary of the River Eden, a SAC/SSSI. They are involved in discussions with the Environment Agency and United Utilities to agree and implement the most appropriate solution. They would wish to avoid further development draining to this works until there is a resolution to the Sewage Treatment Works problem.

LSH2 received one response from Shap Parish Council supporting the site, as they state it is a brownfield infill site with easy access to services.

LSH3 received two responses commenting on the site. The comments were:

- The site is on the edge of the village and would increase car usage
- The site may not be large enough to be able to include affordable housing
- The Environment Agency recommends consultation with English Heritage due to the proximity of Shap Stone Alignment Scheduled Ancient Monument at NY 56589 14272 and NY 56612 14369.

LSH4 received two responses, with one commenting and one supporting the site. The comments from Shap Parish Council are that it is a green field site of some local controversy regarding drainage, amount of soil deposited during the construction of Peggy Nut Croft and cultural/archaeological assets. The supporting comments from a local agent stated that:

- Shap is a Local Service Centre
- The site is adjacent to housing development at Peggy Nut Croft
- A programme for archaeological investigation is being considered

LSH5 received two responses, with one commenting and Shap Parish Council supporting the site as it would be infill development. The comments, from a local agent were:

- Access via the frontage of Main Street seems adequate
- Proposed a larger site than shown should be considered

LSH6 received four responses, with one commenting, two objecting and one supporting the site and confirming its availability. The comment from the Environment Agency recommends consultation with English Heritage due to the proximity of Shap Stone Alignment Scheduled Ancient Monument at NY 56589 14272 and NY 56612 14369. The objections were:

- The site is on the edge of the village and there are better alternatives available (2)
- It is a green field site
- It would compromise a listed building
- Drainage/infrastructure issues

LSH7 received five responses, with one commenting and four objecting to the site. The comment from the Environment Agency recommends consultation with English Heritage due to the proximity of Shap Stone Alignment Scheduled Ancient Monument at NY 56589 14272 and NY 56612 14369. The objections were:

- The site contains standing stones that are of historical importance (3)
- The site extends beyond the settlement boundary (2)
- The site is designated as Amenity Open Space (2)
- Development would affect nearby residents (2)
- It is a green field site and there are better alternatives available
- It is adjacent to reed and wet land

LSH8 received seven responses, all of which were objecting to the site. The reasons for the objections were:

- There is poor drainage on the site and also the potential for flooding of nearby properties (4)
- It is a green field site that extends beyond the settlement boundary (3)
- The site is adjacent to reed and wetland habitat (3)
- It would cause a significant increase in traffic (4)
- It would create a lot of houses if the whole of the area was developed (2)

One objector also questioned whether the site, together with LSH7 and LSH9, could be used to create a small nature reserve if/when it is no longer used for farming.

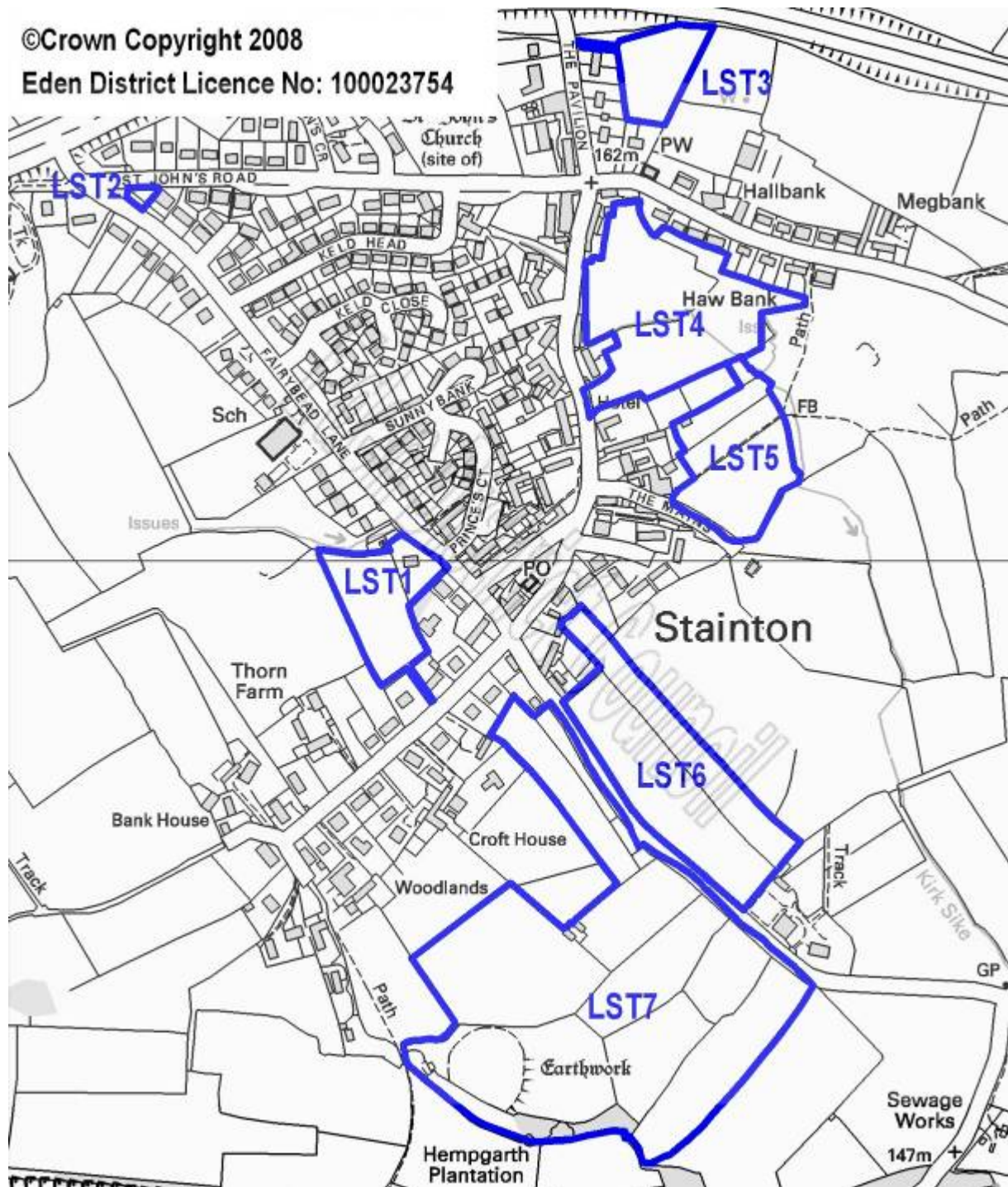
LSH9 received five responses, with one commenting and four objecting to the site. The comment from the Environment Agency recommends consultation with English Heritage due to the proximity of Shap Stone Alignment Scheduled Ancient Monument at NY 56589 14272 and NY 56612 14369. The objections were:

- Concerns about drainage and the potential for flooding (3)
- It is a green field site that extends beyond the settlement boundary (2)
- It would create a lot of houses if the whole of the area was developed (2)
- The site is adjacent to reed and wetland habitat
- Development would compromise a listed building

LSH10 received two responses, with one commenting and one supporting the site. Shap Parish Council commented that consideration should be given to the parking implications as the site is close to other village amenities. A local agent supporting the site stated that it has been subject to a planning application for residential development that has now been approved.



## Stainton



Eighty respondents made comments on the Alternative Sites in Stainton. These were from Cumbria County Council, the Environment Agency, and local individuals.

A number of general comments were made:

- The Environment Agency gave a comment about Sewage/SAC relevance
- Most sites proposed appear to be outside the village boundary
- Problems with the sewage system in the village, but sites LST2 and LST3 may be appropriate as infill development (2)



- One family appears to own most of the sites and could have a monopoly over development in the village (2)

The Council understands that a meeting took place in the village, which helped to generate the large response, and may have resulted in the large number of responses objecting to all of the sites. In total forty two responses were received for all sites, and all were objecting (except for the general comments above). The objections were:

- Concerns about traffic, congestion and parking (22)
- Concerns about sewerage, drainage and flooding (16)
- That the village has seen considerable development over the past 10-20 years (10)
- Concerns about the pressure development would put on existing infrastructure and services (11)
- That such development would spoil the character of the village (10)
- The primary school is full (10)
- Questioned the need for so much housing (9)
- Concerns about the effect development would have on wildlife, especially for site LST4 (9)
- Concerns about the environmental and visual impact that development would have, especially for sites LST6 and LST7 (8)
- Concerns that there were too many green field sites (7)

LST1 received eighteen responses, with sixteen objecting and two supporting the site. The respondents supporting the site stated that it is within the village envelope (2), overlooked by few properties and a level site.

The objections were:

- Concerns about traffic and congestion (16)
- Concerns about drainage, sewage and other infrastructure (10)
- That there is a planning history on the site, with smaller proposals having been refused (3)
- It would affect the character of the village (3)
- Too many houses are proposed for the site (3)
- It would affect local properties (2)

LST2 received seven responses, with one commenting, five objecting and one supporting the site. The respondent who commented stated that it is a small site and would have a relatively low impact on the character of the village. The respondent supporting the site stated that they considered it to be a sustainable site and supported it subject to access requirements being addressed. The objections were:

- Access and road safety concerns (2)
- It would spoil one of the entrances to the village, which is currently a pleasant open space (2)
- It is a small site (2)

LST3 received eight responses, with one commenting, five objecting and two supporting the site. The respondent who commented stated that it is a small site and would have a relatively low impact on the character of the village. The respondent supporting the site stated that they considered it to be a sustainable site and supported it subject to access and noise alleviation measures being addressed (due

to its close proximity to the A66), and providing development was good quality and affordable housing with local occupancy. The objections were:

- Access concerns (3)
- The site would be too noisy, being adjacent to the A66 (2)
- Concerns about overlooking existing properties (2)
- That the density was too high at 30 dwellings per hectare

LST4 received eighteen responses, with three commenting and fifteen objecting to the site. The comments were:

- The site is marshy and has an abundance of wildlife (2)
- The Environment Agency commented that Kirk Sike flows through the middle of this site. This is a “main river” and Land Drainage Consent will be needed for any development within 8m of the bank top of this watercourse. Kirk Sike is a tributary of the River Eamont (which is SSSI and SAC). It is recommended that the Kirk Sike corridor is retained and enhanced as a part of the network of habitats linked to the River Eden SAC. (See PPS9 – Networks of habitats).  
There is potential for trout, bullhead, white clawed crayfish and otters to use this beck, but no surveys have been carried out. Any planning application that might impact on the watercourse or its corridor should be accompanied by survey reports at least for the species mentioned above. Otters are a European protected species; bullhead and white clawed crayfish are also listed in Annex 11 of the EC Habitats Directive; and all of these species (except bullhead) are UK BAP Priority Species.
- Concerns about infrastructure
- Concerns about access to the site

The objections to site LST4 were:

- Concerns about traffic and congestion (7)
- The site contains wildlife and habitats that should be preserved (7)
- Concerns that the sewerage system, and other infrastructure and services could not cope with the scale of development (6)
- Flooding/drainage concerns (6)
- The site is too large for the village (5)
- Development would affect the character of the village (3)

LST5 received seventeen responses, with two commenting and fifteen objecting to the site. The comments were:

- The Environment Agency commented that Kirk Sike flows along part of the north eastern boundary of this site. This is a “main river” and Land Drainage Consent will be needed for any development within 8m of the bank top of this watercourse. Kirk Sike is a tributary of the River Eamont (which is SSSI and SAC).
- The site could only really be developed in conjunction with LST4, but would be very large (2)

The objections to site LST5 were:

- The site is too large for the village (8)
- Concerns that the sewerage system, and other infrastructure and services could not cope with the scale of development (8)
- Concerns about traffic and congestion (7)

- Flooding/drainage concerns (5)
- Development would affect the character of the village (5)
- It is a green field site (4)
- The site contains wildlife and habitats that should be preserved (3)
- It is agricultural land (2)

LST6 received twenty four responses, with one commenting that if Stainton has to grow they would prefer it to grow to the south and east, and twenty three objecting to the site. The objections were:

- Concerns about access, traffic and congestion (15)
- Concerns that the sewerage system, and other infrastructure and services could not cope with the scale of development (13)
- Development would affect the character of the village (11)
- The site is too large for the village (9)
- Drainage and water run off concerns (8)
- It is in the open countryside (6)
- The site contains wildlife and habitats that should be preserved (3)
- It is agricultural land (3)
- It is a green field site (2)
- Homes in the area are currently unoccupied
- Concerns about the impact on neighbouring properties

LST7 received twenty six responses, with two commenting and twenty four objecting to the site. The comments were:

- The Environment Agency commented that that the County Archaeologist should be consulted with regard to the “Earthwork”/“Enclosure” shown on OS maps in case of high archaeological interest. There is potential to extend/enhance the corridor of woodland around the south to south-western end of this site. As this is linked to larger woodland and in a semi-continuous habitat down to the River Eamont, this could be useful habitat (see PPS9 – networks of habitats).
- If Stainton has to grow they would prefer it to grow to the south and east

The objections to site LST7 were:

- Concerns about access, traffic and congestion (15)
- Concerns that the sewerage system, and other infrastructure and services could not cope with the scale of development (12)
- Development would affect the character of the village (9)
- It is a green field in the open countryside close to the Lake District National Park (8)
- The site is too large for the village (7)
- Drainage and water run off concerns (6)
- The site contains wildlife and habitats that should be preserved (5)
- It is the site of an Iron Age enclosure/archaeology constraints (4)
- It is agricultural land (3)

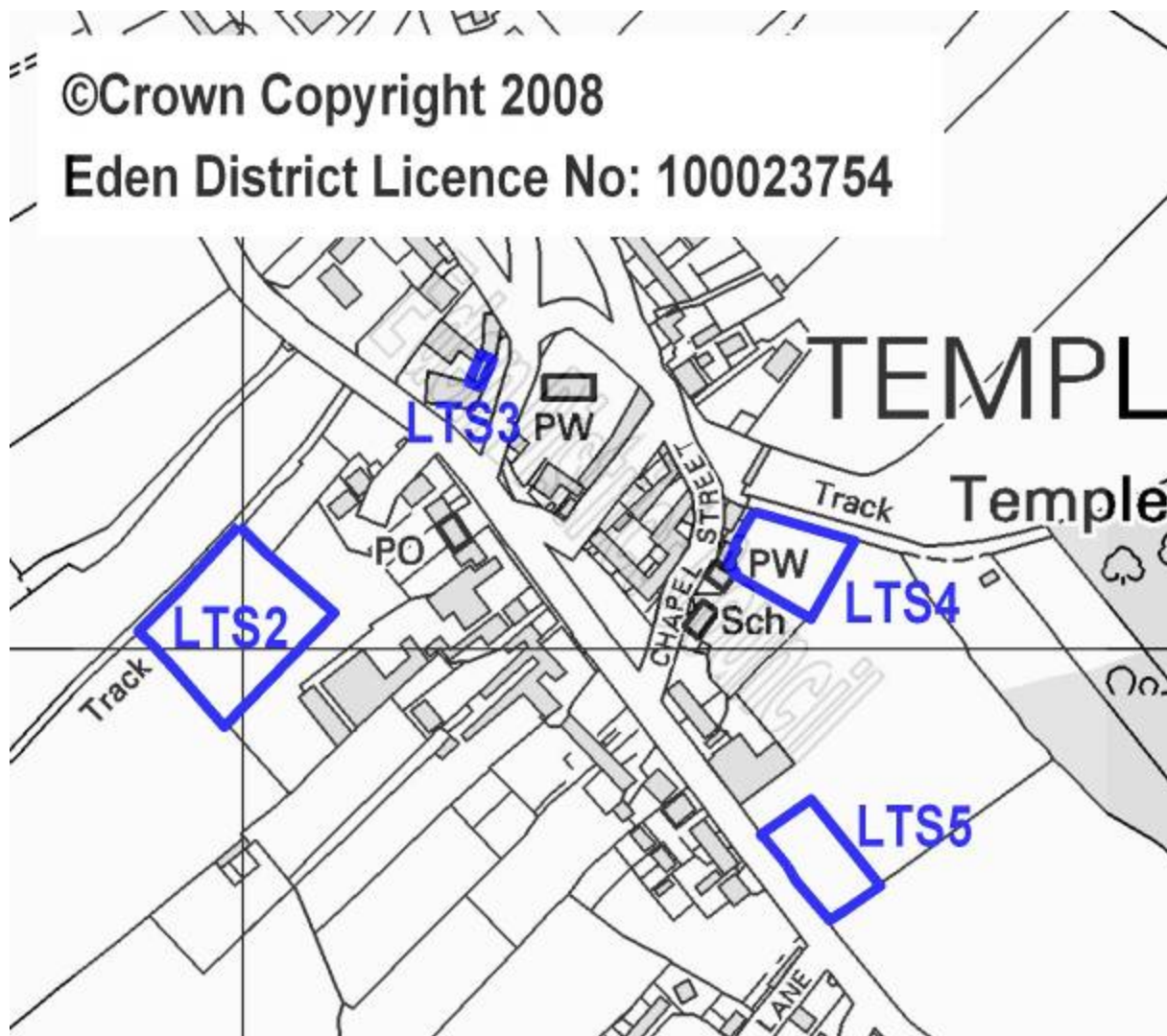
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A detailed map of the Tebay area in Cumbria, showing the Dismantled Railway highlighted in blue. The map includes various landmarks such as the Tebay Bridge, Church Street, and the School. It also shows the locations of Bank Cottages, Allot Gdns, Pol Sta, Football Field, Mount Pleasant, and Woodend Terrace. The map is labeled with 'Tebay' and 'LTE7'.

Page 56



## Temple Sowerby



Six respondents commented on the Alternative Sites in Temple Sowerby. These were the Environment Agency, Temple Sowerby Parish Council, an Eden District Councillor, a local agent and individuals.

The Environment Agency provided a general comment about sewage/SAC relevance for the village. Temple Sowerby Parish Council commented that they support future development in the village in principle, so long as community needs are met without fundamentally altering the character of the village.

LTS2 received four responses, with two commenting and two supporting the site. One commenter felt that it would seem the most reasonable site from those proposed. However, the other was worried as it is a green field site, could lead to further back land development and 16 dwellings was too many. The supporting statements, from the owner and agent, argue that the necessary infrastructure and services are on hand and that it could complement site LTS1 from the initial Issues and Options consultation.

LTS3 received two responses commenting on the site. These comments were:

- It is a brownfield site, but in a sensitive location so good design and materials would be critical in any development
- The site has potential, but is a community facility (which the community is fund raising for, to adapt to meet DDA requirements) and this facility should ideally be maintained and not lost

LTS4 received two responses with concerns/objections to the site. These were:

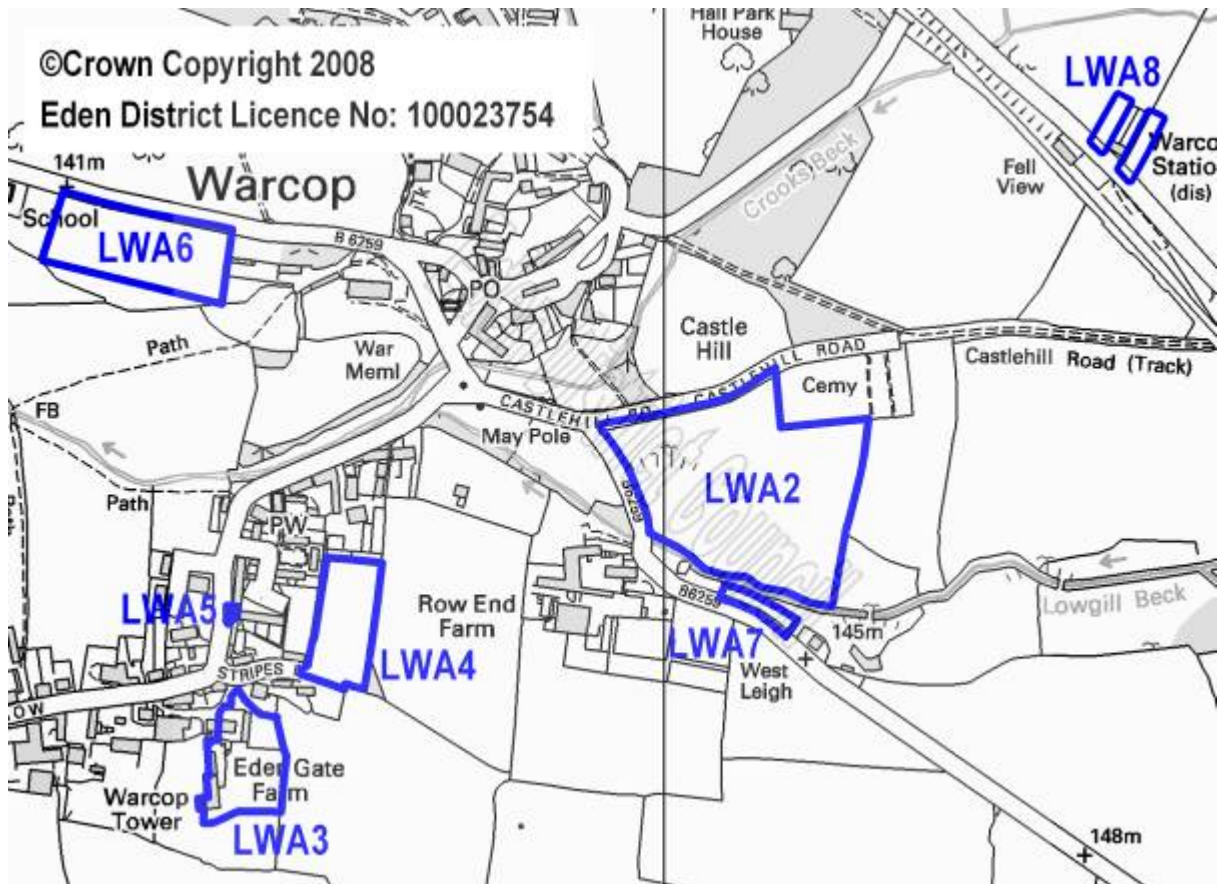
- The site is in a conservation area and adjacent to a SSSI (2)
- Sewage problems affecting the Moss SSSI (2)
- Against further development there

LTS5 received two responses, with one commenting and one objecting to the site.

The respondent commenting stated that it is un-neighbourly development and it was originally a group of traditional farm buildings. The objector stated that:

- The site is often waterlogged and would require significant drainage
- It is adjacent to the Moss (SSSI)
- Is their least favoured option for the village, after LTS4

## Warcop



Four respondents commented on the Alternative Sites proposed in Warcop. These were the Environment Agency, Cumbria County Council, a local agent and an individual.

The Environment Agency provided a general comment about sewage/SAC relevance for the village.

LWA2 received three responses, with one commenting, one objecting and one supporting the site:

- The Environment Agency commented that the site lies adjacent to Lowgill Beck. Salmon and bullhead are known to be in this beck (both features of the River Eden SAC downstream) and otters are probably using this river. It is recommended that a wildlife corridor is retained adjacent to this beck to maintain and enhance the network of habitats (see PPS9). Note that this beck is part of a network of habitat that links Helbeck Wood SSSI/Helbeck & Swindale Woods SAC with the River Eden SAC.
- Cumbria County Council objected to the site on the grounds that it is too large for the village, poorly related physically to the existing built form and extends beyond the settlement boundary
- A local agent provided comments supporting the site stating that Warcop is a Local Service Centre and any development of the site would be at a much smaller scale

LWA3 received two responses, one objecting and one supporting the site. The objector was concerned with the additional traffic for the narrow access road. A local agent supporting the site stated that Warcop is a Local Service Centre and there is currently an application to convert the existing barns on the site.

LWA4 received one response objecting to the site, expressing concerns about the site would be accessed.

LWA5 – no comments made

LWA6 received one response from a local agent supporting the site, who stated that:

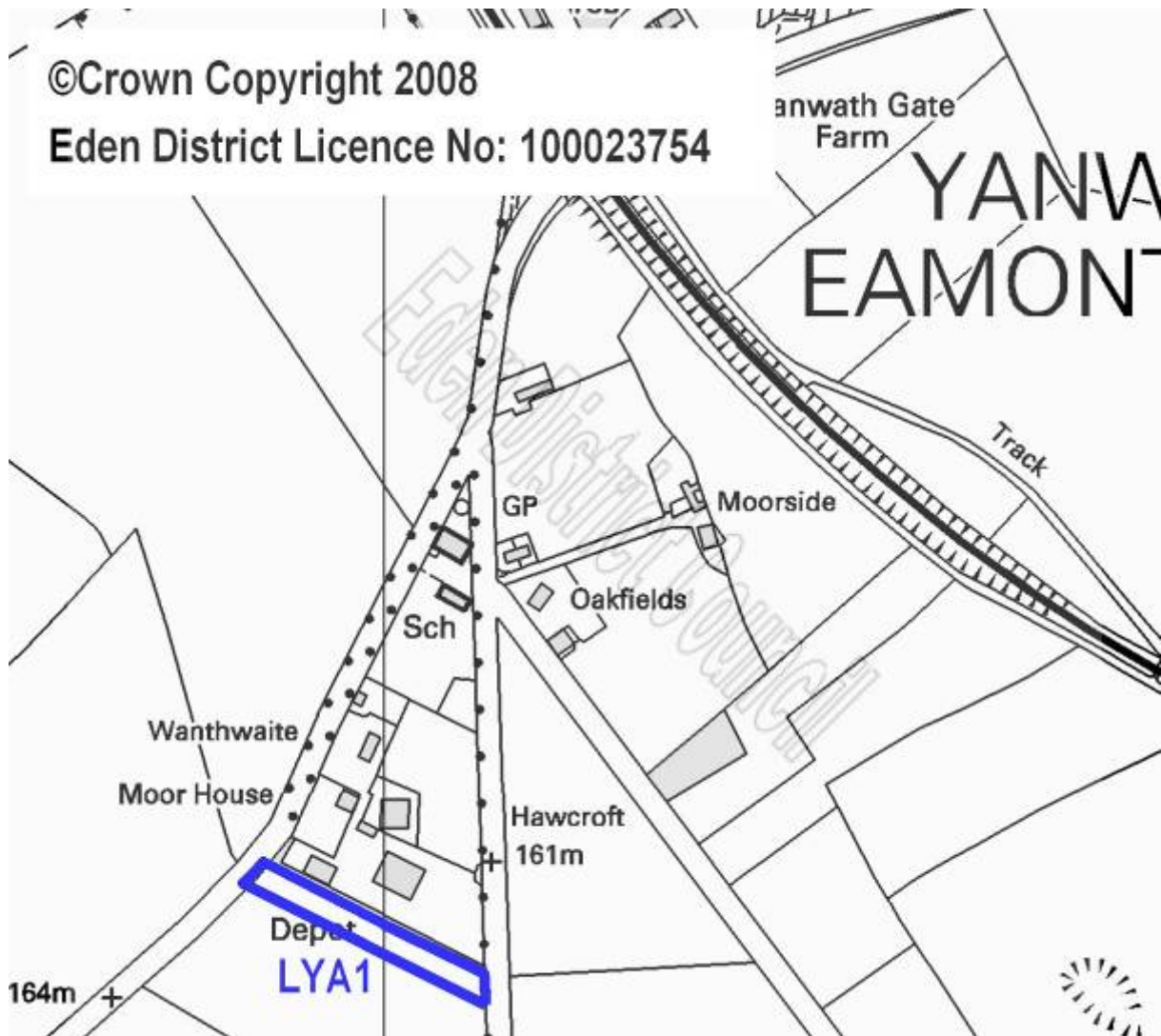
- The owner of the site would make it available for housing, and particularly affordable housing for local people
- Access can be gained via an existing access without damaging the roadside trees
- It is part of a group of buildings in the village with the school and church
- Warcop is a Local Service Centre

LWA7 received one response, from the Environment Agency, commenting that the site lies adjacent to Lowgill Beck. Salmon and bullhead are known to be in this beck (both features of the River Eden SAC downstream) and otters are probably using this river. It is recommended that a wildlife corridor is retained adjacent to this beck to maintain and enhance the network of habitats (see PPS9). Note that this beck is part of a network of habitat that links Helbeck Wood SSSI/Helbeck & Swindale Woods SAC with the River Eden SAC.

LWA8 – no comments made



## Yanwath



Four respondents commented on the Alternative Site proposed in Yanwath. These were the Environment Agency, Cumbria County Council, a local agent and the owner of the site.

The Environment Agency provided a comment about sewage/SAC relevance.

Cumbria County Council objected to the site on the grounds that it lies outside the settlement boundary and is inappropriately located.

An agent responded in support of the site claiming that the owners would make the site available for residential development. However, the second respondent objecting to the site stated that they had recently purchased the land to provide yard space for their growing family business, and that they have no plans or intention to develop the site for residential purposes.

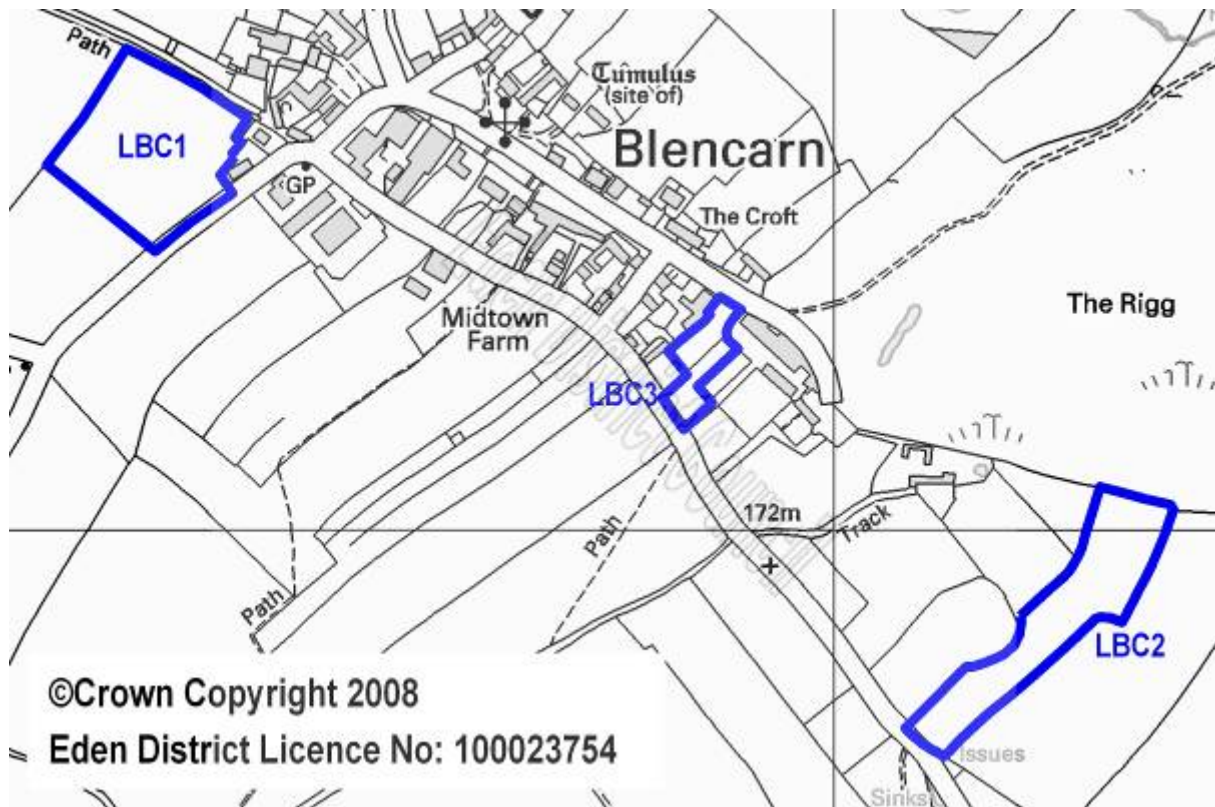
## **Other Settlements**

More than 40 alternative sites were proposed in Other Settlements and rural areas in response to the Issues and Options consultation.

Each of the Other Settlements that had sites proposed in the Alternative Sites consultation paper is considered in turn, with comments relating to each of these sites.

It should be noted that the submission version of the Core Strategy is proposing to relax the criteria for Local Service Centres and some of these Other Settlements may be re-classified as Local Service Centres as a result.

## Blencarn



Seven respondents commented on the Alternative Sites in Blencarn. These included Cumbria County Council, Culgaith Parish Council, local agents/a landowner and two individuals.

A number of general comments about the sites in the village included:

- The village is not a Local Service Centre and development in the parish should be focused towards Culgaith
- Questioning the need for the number of houses the sites could yield, which seemed too high
- Upgrades to the sewage system and other services would be required for the development

Site LBC1 received four responses with three objecting and one comment supporting the site from the agent stating it would form a natural extension to the village. The objections were:

- There are few services and little in the way of employment in the village (3)
- It would double the size of the village (2)
- Cumbria Highways stated that it is likely to raise a highway objection as the existing highway infrastructure not suitable for access to the proposed scale of development

Site LBC2 received four responses with three objecting and one supporting the site. The objections were:

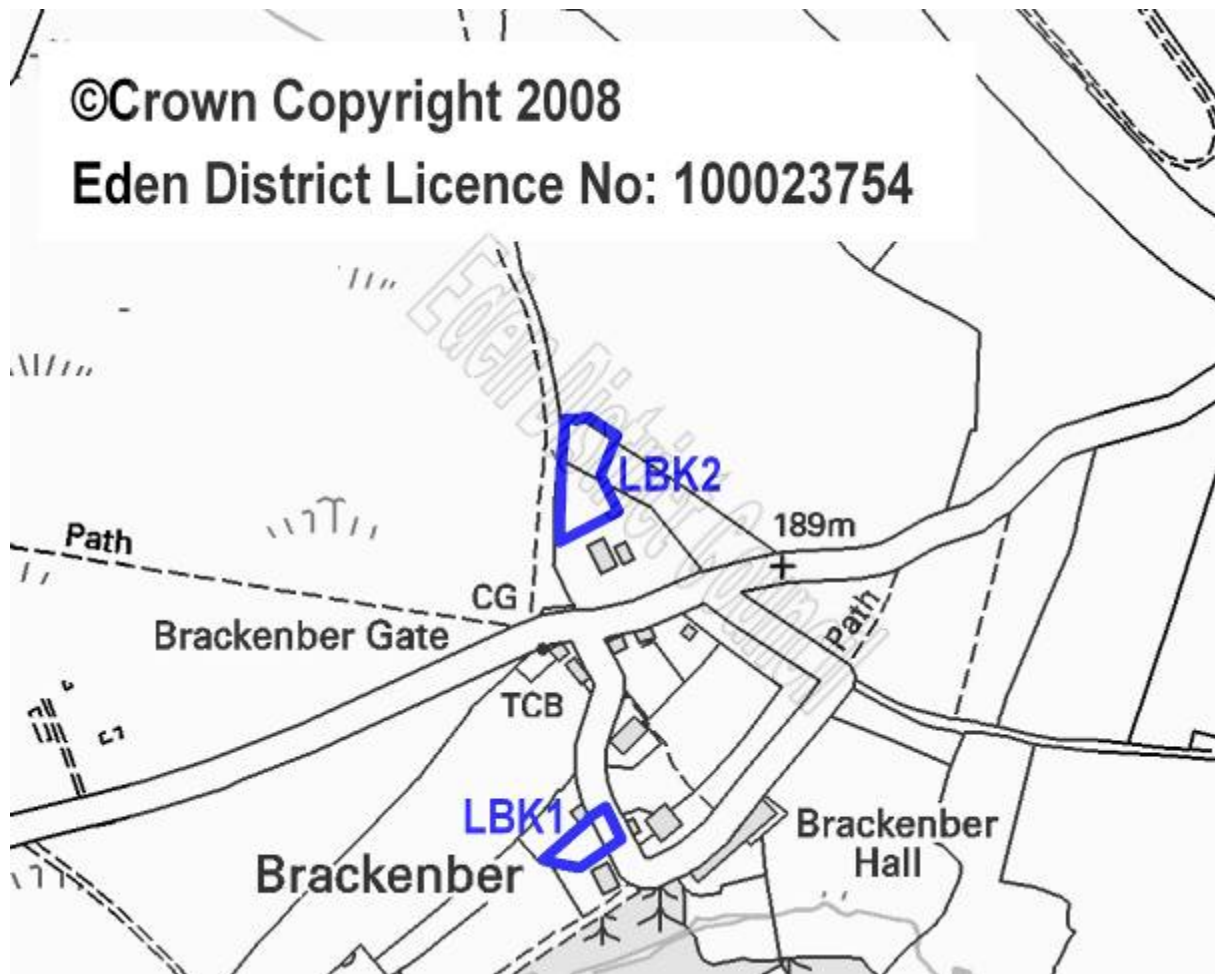
- The site is poorly related to the village and is in the open countryside (3)
- It is too large for the size of the village (2)
- Cumbria Highways stated that it is likely to raise a highway objection as the existing highway infrastructure not suitable for access to the proposed scale of development

The supporting comment was from the agent stating that the intention may be to only develop part of the site.

Site LBC3 received three responses commenting on the site. Two of the responses were from the land owner and his agent outlining how the site might provide affordable housing for key workers, while the parish council questioned the number of houses for the site.



## Brackenber



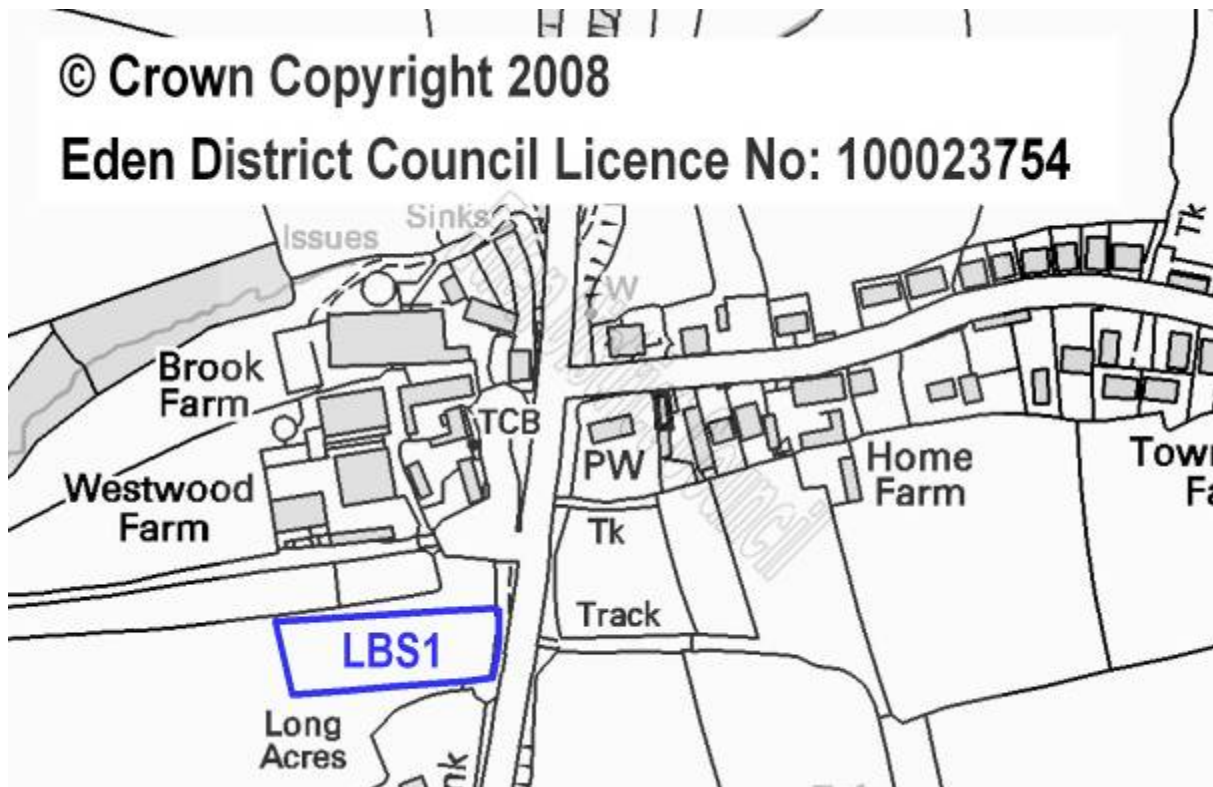
Two respondents made comments about the Alternative Sites in Brackenber; one from the agent and another from an individual.

Site LBK1 received one response supporting the site (from the agent) stating that the site is not in a flood risk area, and that the desire is to build a sustainable, low energy eco house. Also that access would be via the existing access and that electricity, water and telephone connections should be available as they are adjacent to the site.

Site LBK2 received two responses, with one supporting and one commenting on the site. The supporting comments (from the agent) stated that the site is not in a flood risk area and that the desire was to build a low impact home on a redundant and disused area of garden. Also that access would be via a new access which has been discussed with Cumbria Highways and that electricity, water and telephone connections should be available as they are adjacent to the site.

The comments were that it is a prominent site and any development would need to be in keeping with the natural landscape. The respondent also queried access to the site and whether it would impact on a footpath/common land.

## Brough Sowerby



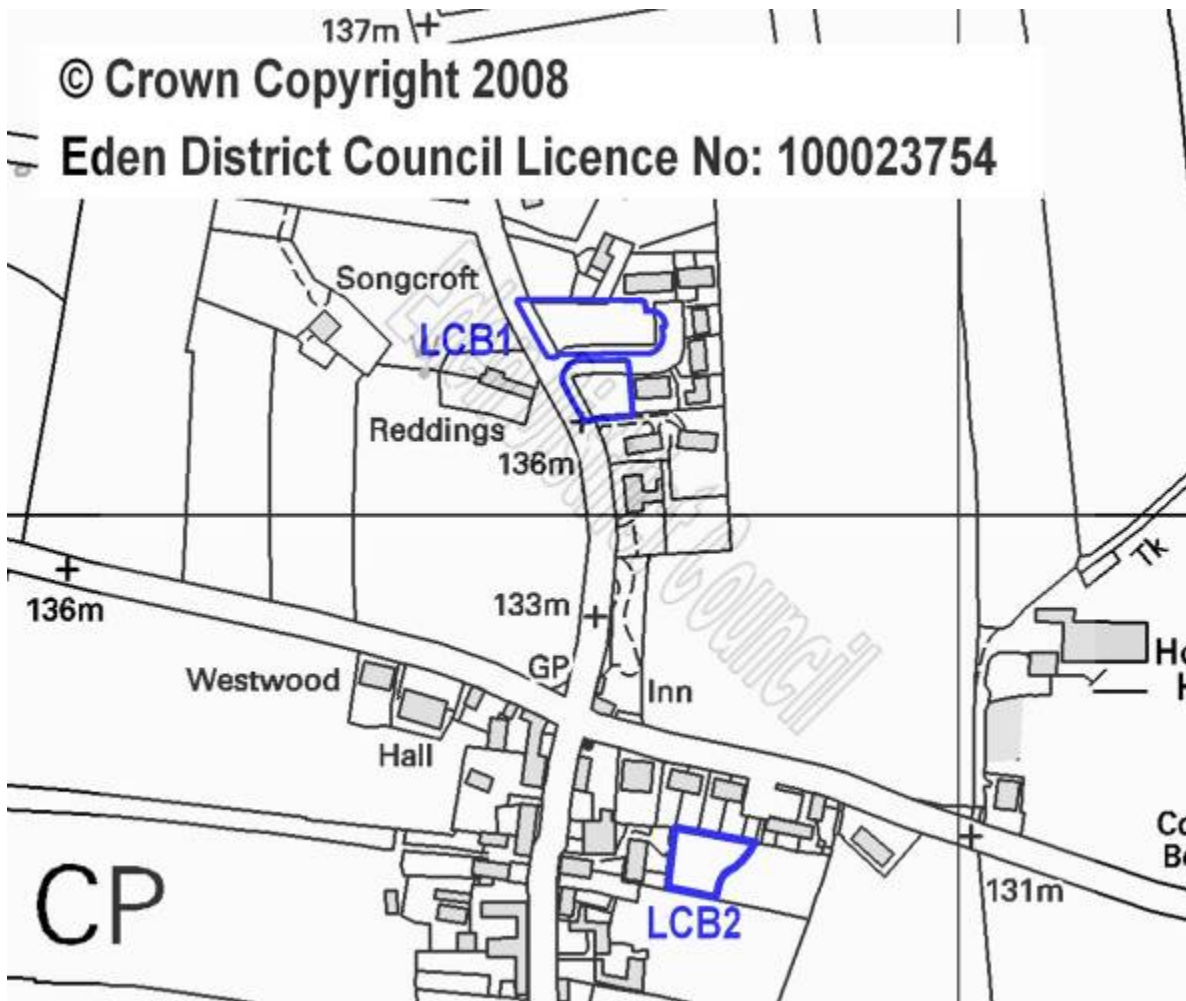
Two respondents made comments about the Alternative Site in Brough Sowerby, with one commenting and one objecting. The comments were:

- It is a green field site and west of the A685, which separates the site from the main part of the village
- It appears inappropriately large for the village
- Concerns about road safety, both in terms of vehicle access from the main road and pedestrian access to the village

The second respondent's objections are:

- It is ribbon development
- It would detract from the character of the village

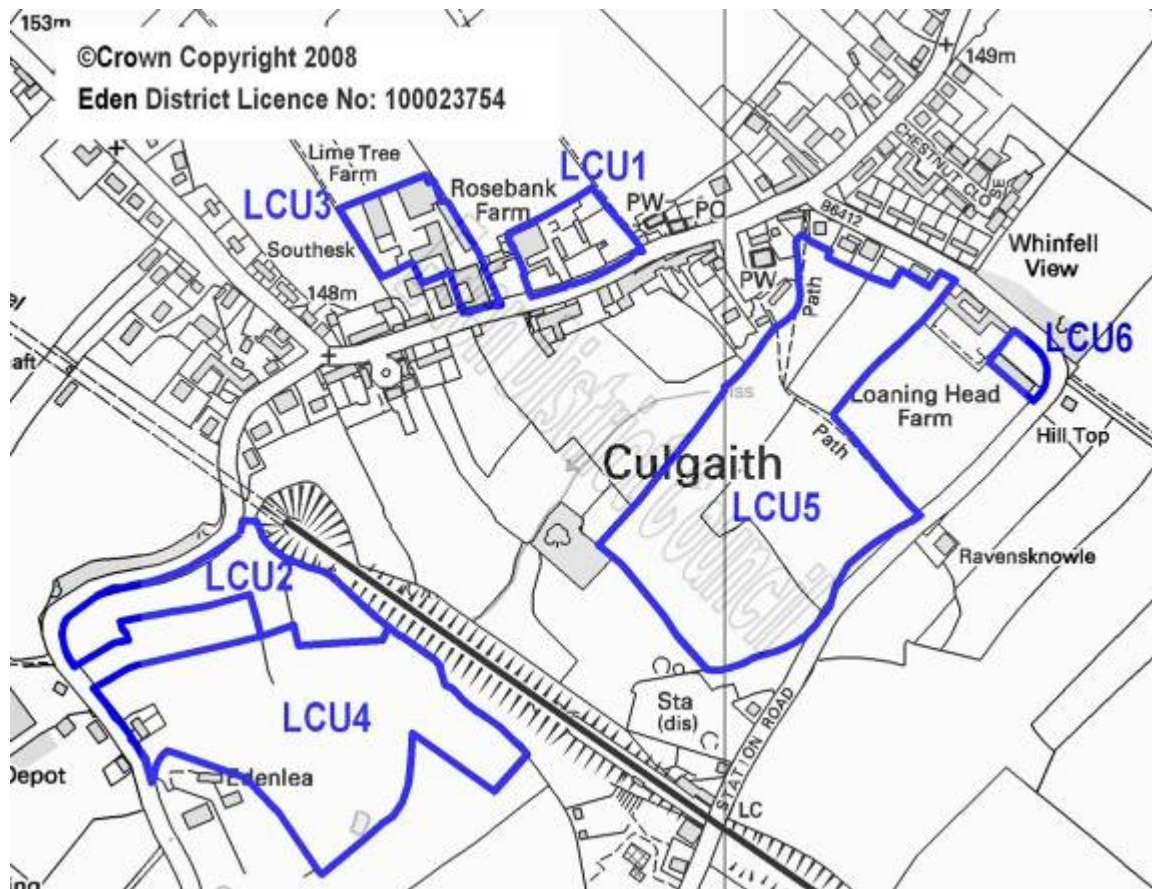
## Cliburn



The Environment Agency commented about SAC/sewage relevance, stating that a number of the village drain discharges contribute to an adverse impact on the water quality at Cliburn.

It went on to say that it would not wish to see additional development at this location which would exacerbate the problem.

## Culgaith



Fourteen respondents made comments about the Alternative Sites in Culgaith. These were from the Environment Agency, Culgaith Parish Council, Cumbria County Council, local agents and individuals.

There was a general comment from the Environment Agency about SAC/sewage relevance. Some respondents also made the general comment that the village is not a Local Service Centre. The Parish Council stated that they are not certain of the level of need and that a survey will be undertaken in the Autumn.

LCU1 received one response from the parish council stating that as a brownfield site in the village it could be suitable for housing, but questioned the number proposed.

LCU2 received three responses, with two objecting and one supporting the site. The objections were concerned with the access and traffic that development would cause, the steep slope of the site and that it is green field and separate from the main part of the village. The supporting comment was from an agent representing an adjoining site stating that they would be willing to extend their site into LCU2.

LCU3 received two responses commenting on the site. One commented that as a brownfield site in the village it could be suitable for housing, but questioned the number of houses outlined. The second respondent commented that consultation with Natural England will be required as there is a record of a bat roost in this area, which could be in LCU3.



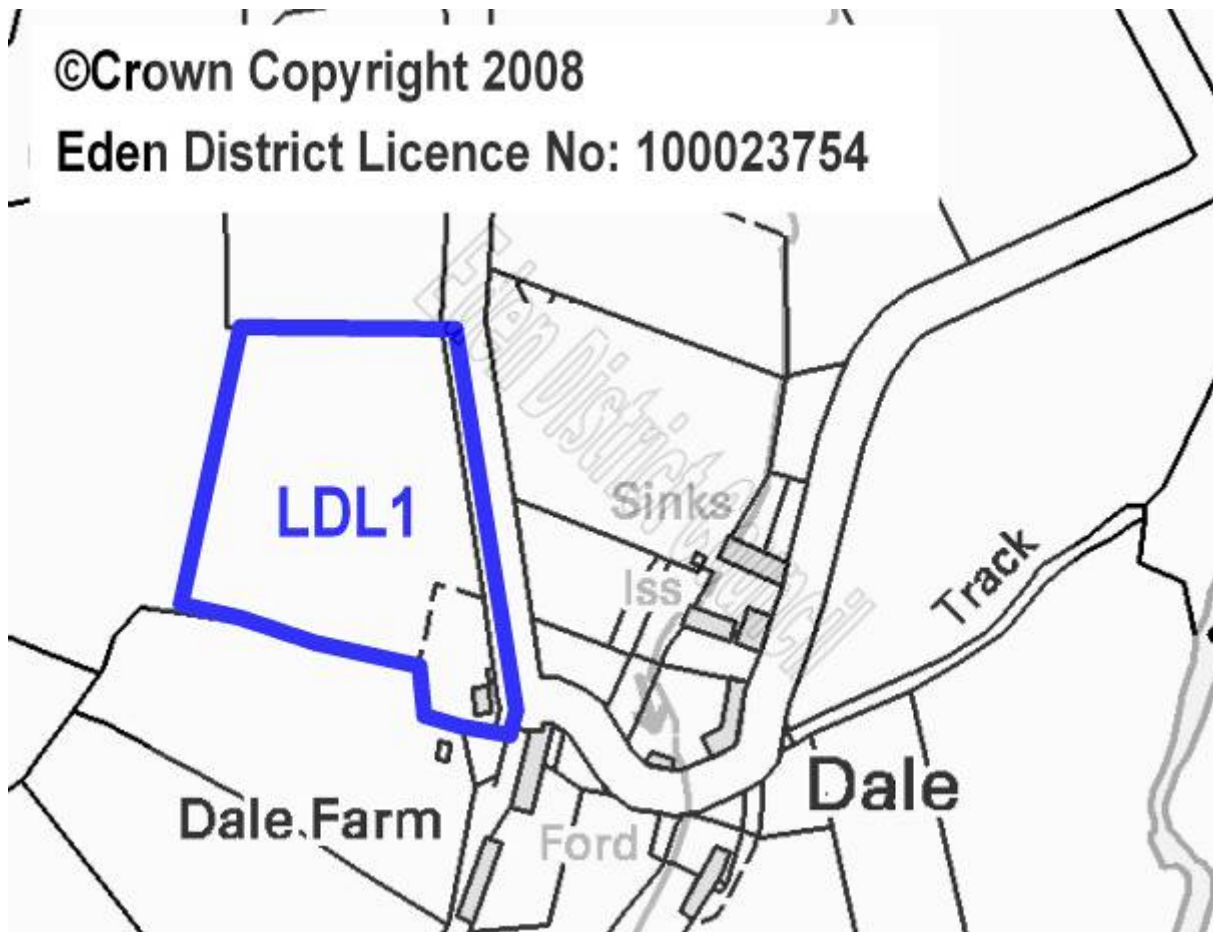
LCU4 received three responses, with one commenting and two objecting to the site. The comment from the Environment Agency stated that the site appears to have a culverted beck running through and there is a pond and that it may be possible to open the culvert. Also, any application that impacts on the pond should be accompanied by an amphibian survey. The first objection was that it is separated from the rest of the village by the railway line and development would alter the character of the village. The second objection questioned the high number of houses in the consultation document and the impact it would have on services, the school and traffic.

LCU5 received twelve responses, all of which were objecting to the site. The objections included:

- It is a sloping and prominent site and would affect the character of the village/landscape (8)
- The lack of local facilities/services (7)
- The size of the site (6)
- The impact it would have on sewage capacity (6)
- Access and transport issues (6)
- It is outside the village boundary (3)
- It is a green field site (4)
- Concerns about the disposal of surface water (4)
- Footpaths on the site (4)
- Existing trees and hedgerows (2)

LCU6 received one response in support of the site from Culgaith Parish Council stating that they are currently derelict agricultural buildings and could provide affordable housing to meet local needs.

**Dale (near Ruckcroft)**

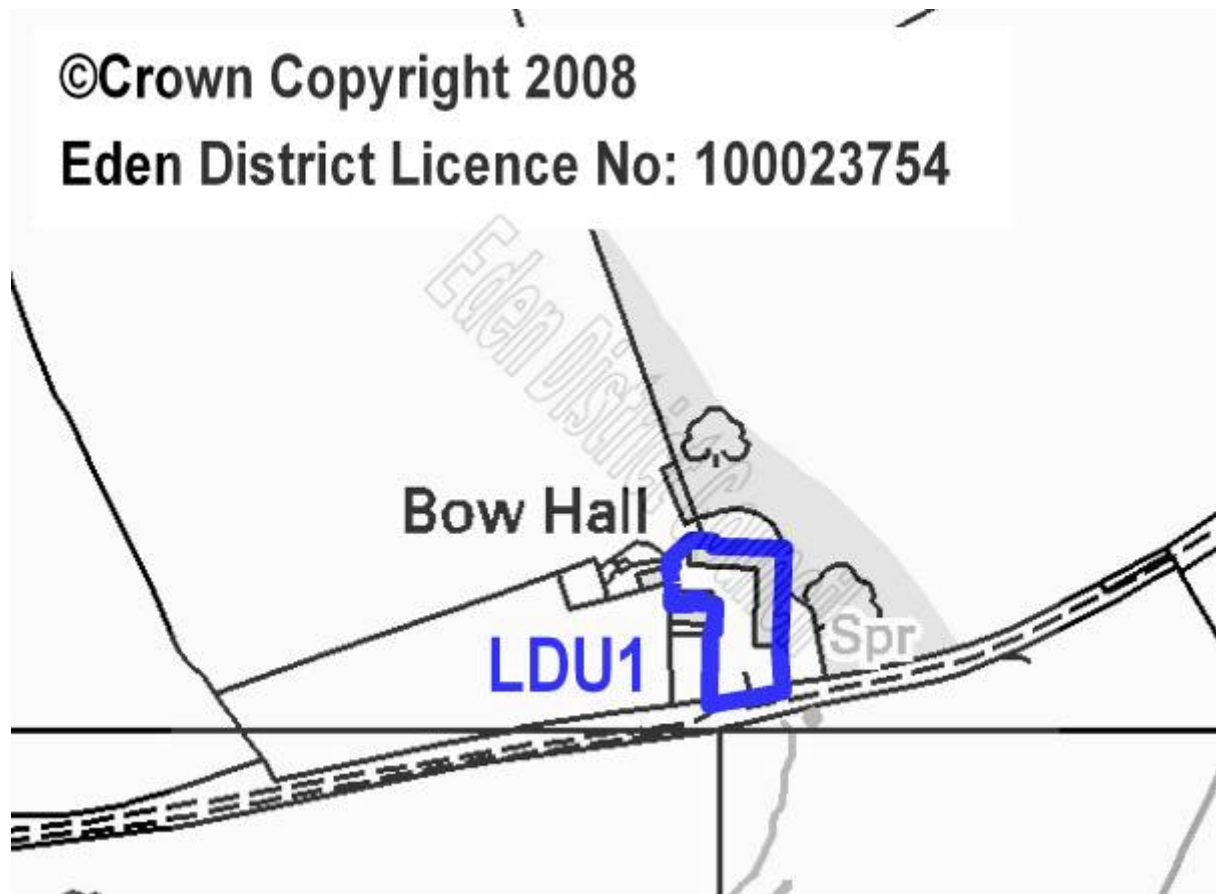


Site LDL1 received three responses, with one commenting and two objecting to the site.

The respondent commenting suggested that the topography would make it difficult for building and the single track lane accessing the site would require fewer houses to be built.

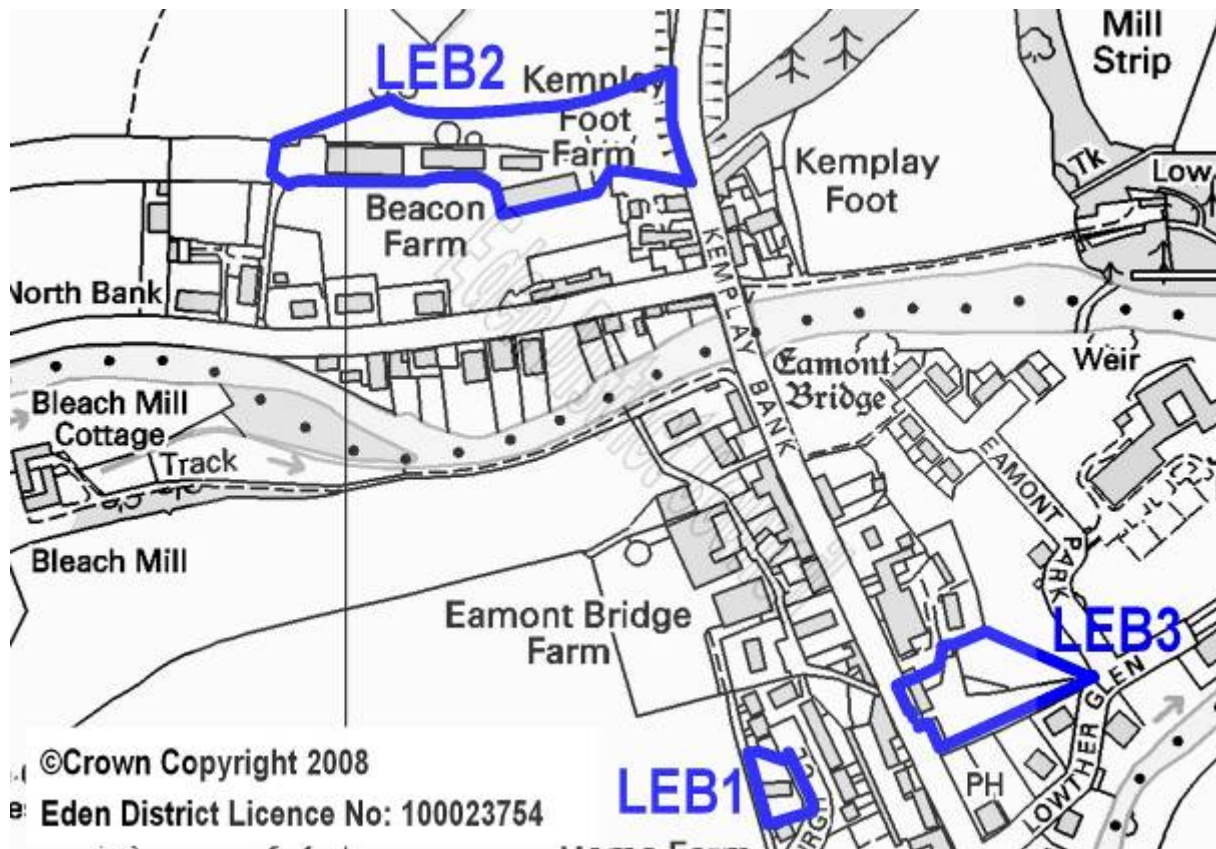
The objections were:

- It is a remote hamlet that is far from any services (2)
- It is a very large site for the size of the settlement
- It could be considered as development in the open countryside



Site LDU1 received one response, from Cumbria County Council, objecting to the site as it is poorly related to the village and is in the open countryside.

## Eamont Bridge



Four respondents made comments about the Alternative Sites in Eamont Bridge. These were from the Environment Agency, a local agent and an individual.

The Environment Agency commented about SAC/sewage relevance.

Site LEB1 – no comments made

Site LEB2 received three responses, with two supporting and one objecting to the site. The comments supporting the site state that:

- The site is subject to planning permission for 27 affordable houses (2)
- They believe it is previously developed land (2)
- There are no access or service problems in developing the site (from the agent)

The objector states that:

- Eamont Bridge is not a Local Service Centre
- It is a green field site
- Concern about flood risk from developing the site
- Concerns about traffic, access and congestion

Site LEB3 – no comments made



## Flusco



Site LFL1 received two responses, with one commenting and one objecting to the site.

The Environment Agency commented that there are flooding problems on the site as a result of the geology and the presence of swallow holes which are not always able to take all of the surface water draining into them. In addition, overland flow occurs and runs through this site. They also state that the watercourse should be retained.

Cumbria County objected to the site because they feel it is inappropriately located in the countryside and too large.

## Great Strickland



Forty four respondents made comments about the Alternative Sites in Great Strickland. These were from the Environment Agency, Great Strickland Parish Council, a local agent and local individuals.

There were two general comments:

- The Environment Agency commented about SAC/sewage relevance
- The parish council stated that they intend to consider other sites within the parish and that they will pass on their findings in time to be considered at the Preferred Options stage

Site LGST1 received two responses, with one commenting on the site and the parish council supporting it. The comments, from an agent, stated that:

- They have undertaken a contamination survey which indicates there is no serious problem on the land
- The site has been unused for several years and they cannot find a buyer for commercial purposes
- The site is available for housing

Site LGST2 received forty four responses. Two of these made comments questioning the site, thirty eight objected to the site (eighteen of these sending in identical copies of the Comments Form with their objections) and four more objected to the site via its Sustainability Appraisal and the scores the site achieved.

The main comments/objections included:

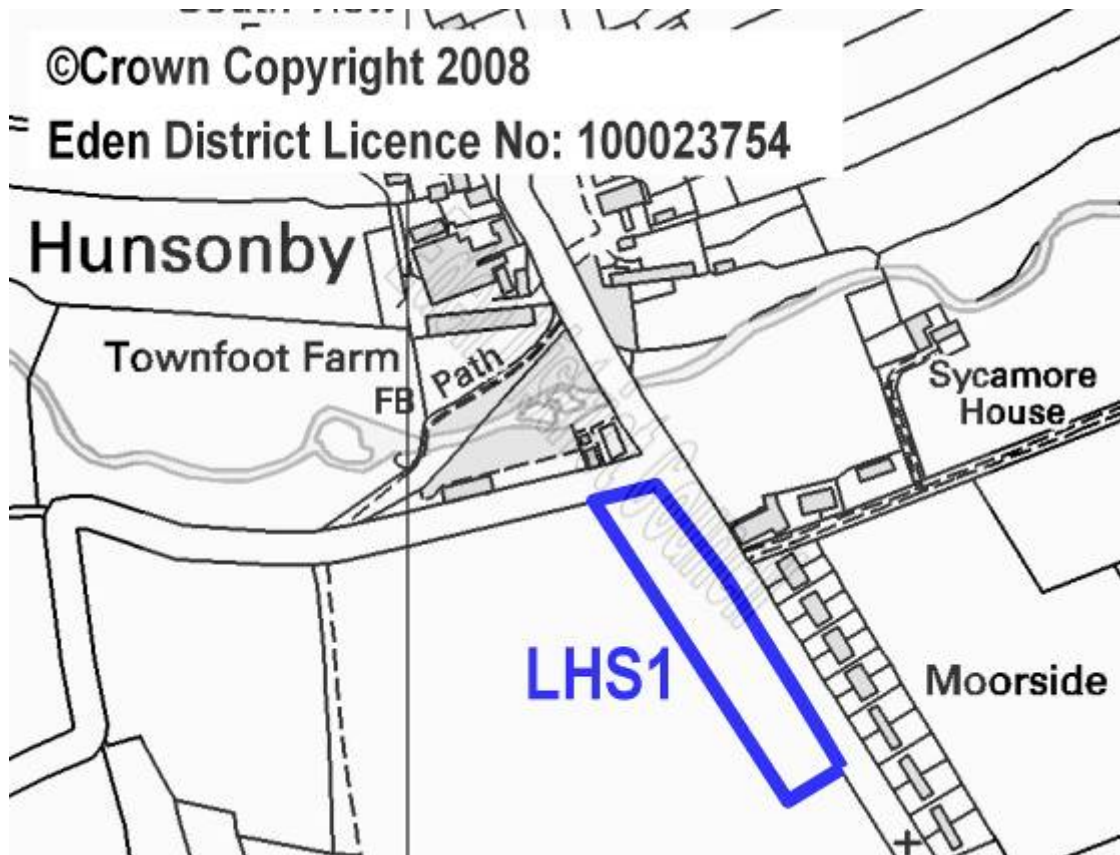
- It is a greenfield site outside the settlement boundary (30)
- Access would be through a private yard (31)

- Airygill Lane is a single track road that would be difficult to widen leading to traffic issues (33)
- It would be back land development and out of character with the village (28)
- Permission has previously been refused on the site and they feel the reasons for refusal are still valid (15)
- It is contrary to policies NE1 and NE13 in the Eden Local Plan (22)
- It would impact on the amenity of neighbouring houses (26)
- The impact it would have on the children's playing field opposite (28)
- Concerns about wildlife, habitats and an ancient hedgerow on the site (10)
- It is a high, prominent site (10)
- Concerns about the sewage infrastructure (5)
- There are limited services in the village (5)
- The impact it would have on an adjacent stable (4)

The Sustainability Appraisal scores were questioned for:

- Distance to the nearest school in Hackthorpe (2)
- The site is beyond the 30mph sign and outside the existing settlement (2)
- Play provision is only two swings and one slide
- The site is adjacent to a listed building
- Surface water from the site drains into the river Leith and then the Eden passing through SSSIs

## Hunsonby



Eleven respondents made comments about the Alternative Site in Hunsonby. These were from the Environment Agency, Cumbria County Council, Hunsonby Parish Council, River Eden and District Fishing Association, Yorkshire Fly Fishers Club and local individuals.

Site LHS1 received eleven responses, with two providing comments and nine objecting to the site. The comments included:

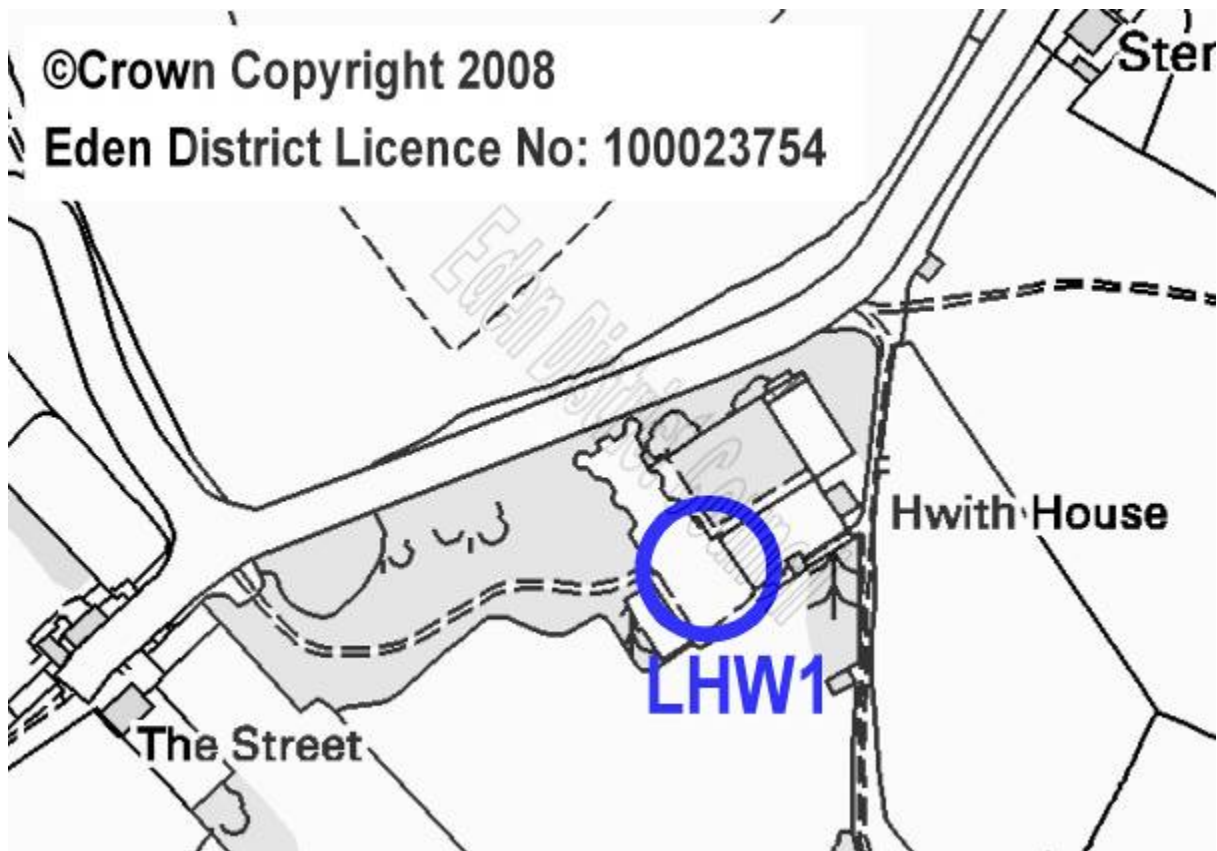
- The Environment Agency commented about SAC/sewage relevance
- The disposal of sewage and storm water is vital and unless it is resolved would lead to an objection from the River Eden and District Fishing Association and the Yorkshire Fly Fishers Club
- If the site is developed it should have off road parking for residents

The objections were:

- There are very limited services in the village (6)
- It is good farming land and brownfield land should be used instead (5)
- It is ribbon development and Hunsonby is a conservation area (5)
- There is already a relatively high proportion of council/ex-council houses (5)
- There are concerns that the sewage system will not be able to cope with the development (4)
- The road is narrow and used by heavy farm vehicles so access and traffic are concerns (4)



### Land at Hwith (near Ravenstonedale)

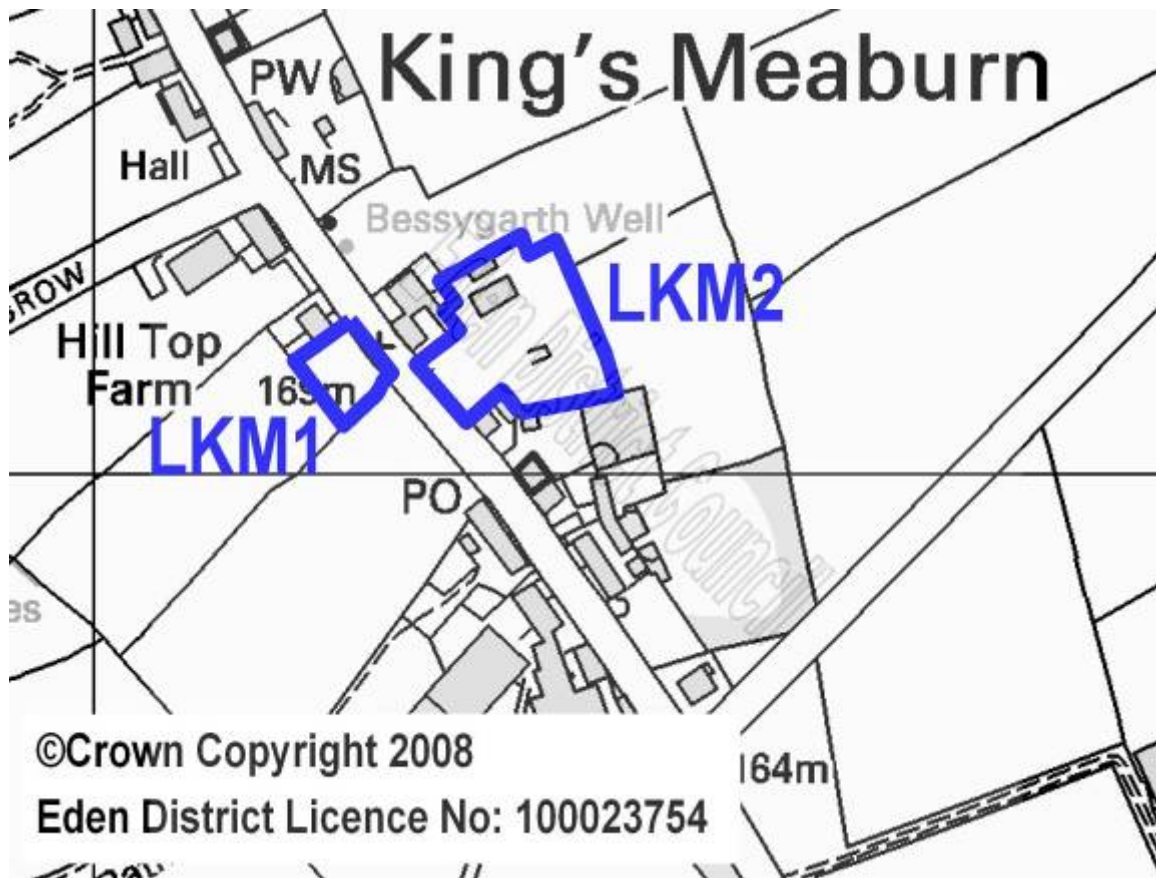


Site LHW1 received nine responses, with eight supporting the site and one objecting. Cumbria County Council objected to the site as it is within the open countryside.

The comments in support of the site were:

- The site is within an existing high walled garden and is well screened (4)
- The site has a history of residence with a mansion having been on the site (3)
- They welcome housing in the area for local people (2)
- They support sympathetic development of the site (2)
- There was a suggestion that it should be considered as brownfield land

## King's Meaburn



Seven respondents made comments about the Alternative Sites in Kings Meaburn. These were from the Environment Agency, a local agent, and local individuals

General comments included:

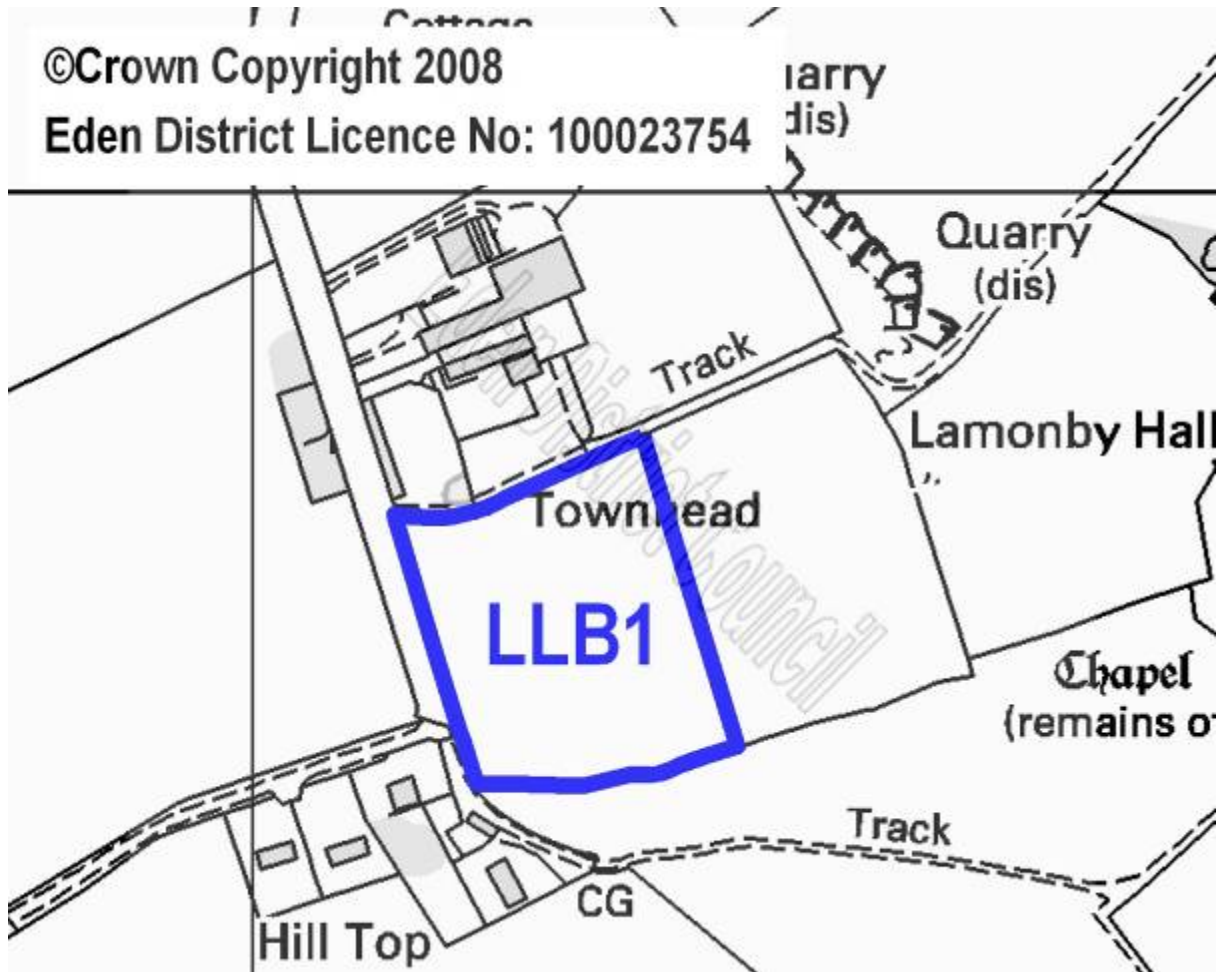
- The Environment Agency commented about SAC/sewage relevance
- The character of the village should be maintained – infill development seemed acceptable, but not mini estates

LKM1 received two responses, with one objecting and one supporting the site. The objection is that it is on the site of a Scheduled Ancient Monument. The comments supporting the site from the agent stated that it is within the village and well related to existing development with good vehicle access. They also stated that they are happy to do an archaeological survey to resolve any such issues.

LKM2 received four responses, with one commenting, three objecting and one supporting the site. The respondent commenting stated that there is a Scheduled Ancient Monument on 2 sides of the site and English Heritage should be consulted. The agent supported the site stating that it is a brownfield site with good vehicle access that is well related to existing development. The objections were:

- 13 houses would not be in keeping with the village, however 4 affordable houses across the road frontage would be in keeping (3) and welcomed (2)
- Consider the site to be green field

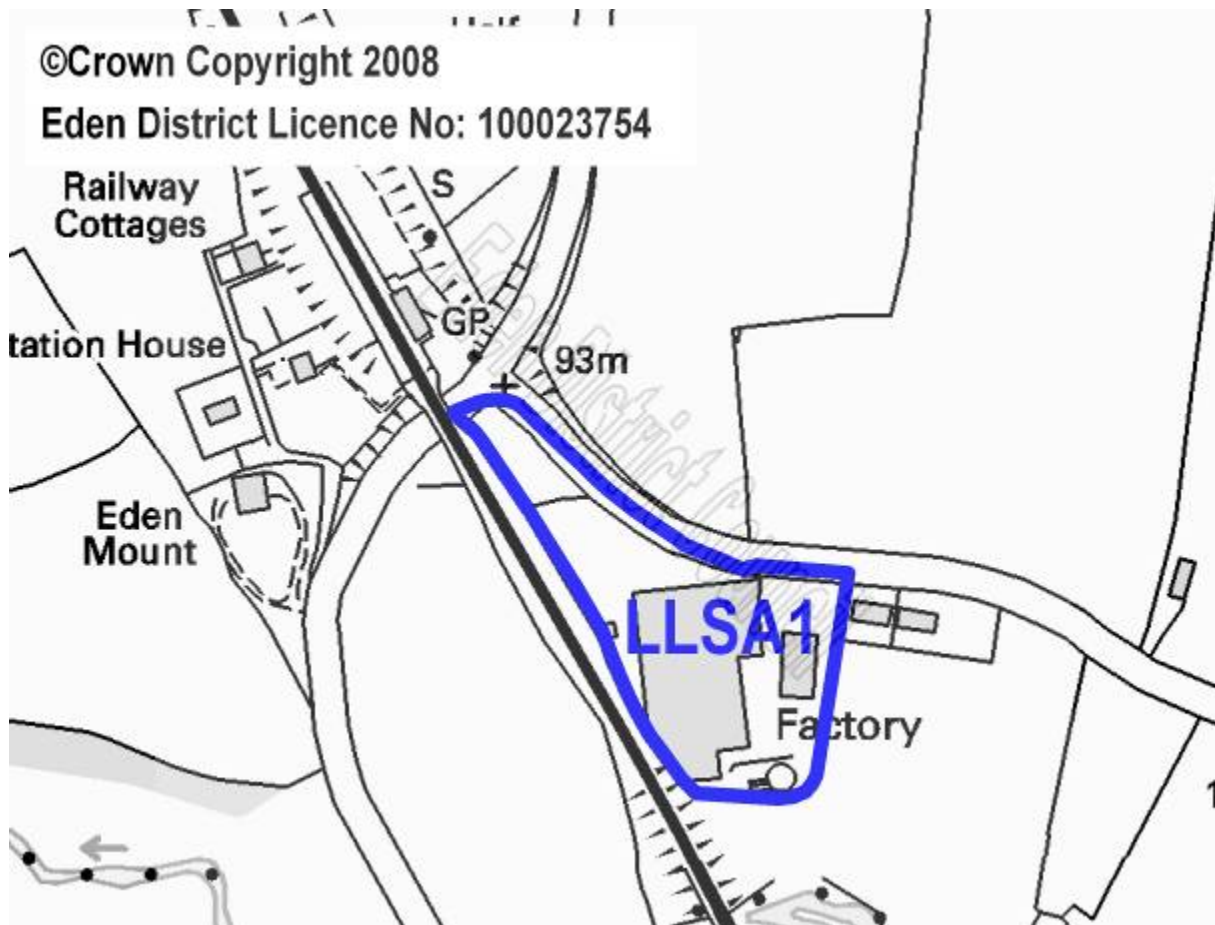
## Lamonby



Site LLB1 received three responses, with two objecting and one supporting the site from the agent confirming the site's availability. The objections were:

- The site is poorly related and very large for the village
- The access road is poor and often used for machinery and cattle movement by nearby farms
- It is agricultural land
- Surface water and drainage issues
- There is no bus service, shop or jobs in the village

## Little Salkeld



Site LLSA1 received six responses, with three commenting, one objecting and two supporting the site. The main comments were:

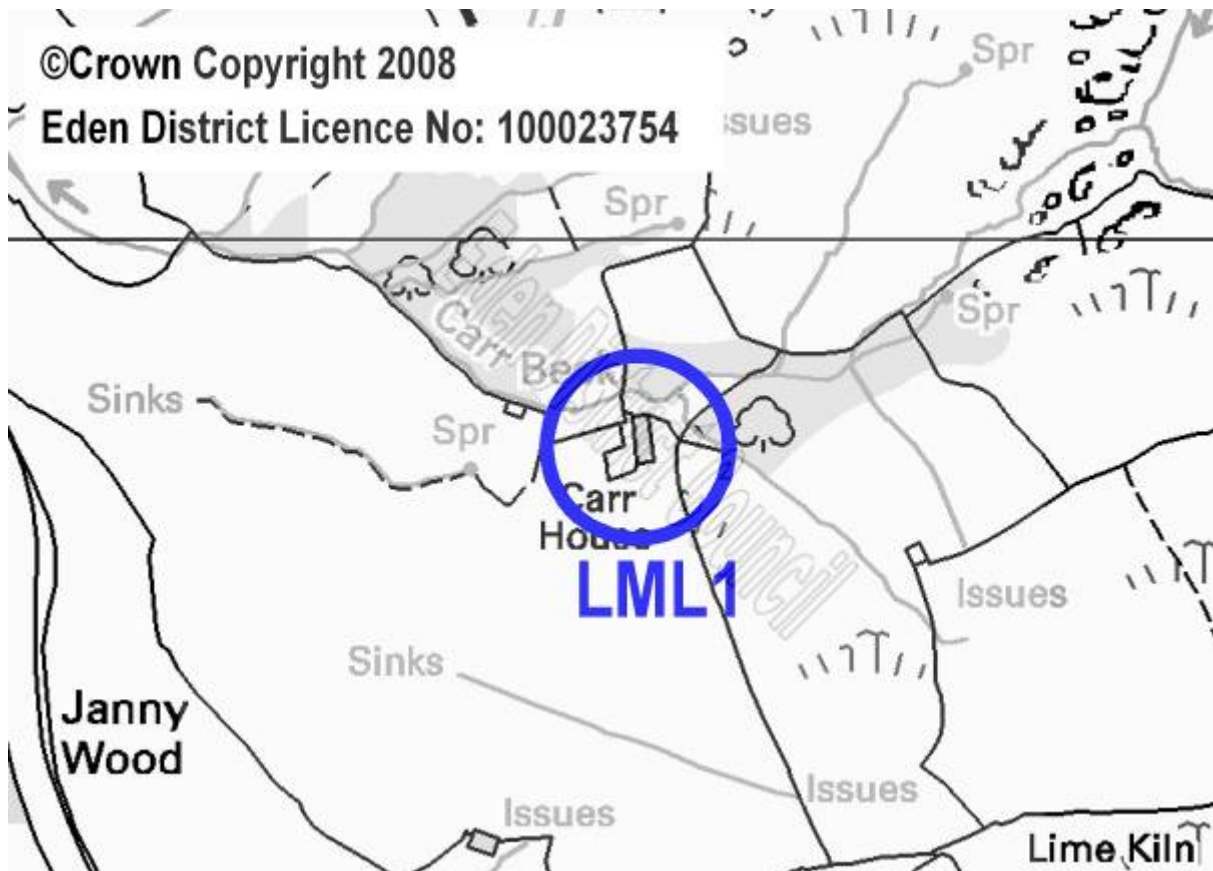
- The density and number of houses seems excessive for a rural location (2)
- The site may need to be decontaminated (2)
- Sewage/SAC relevance (2)
- The village is not a Local Service Centre
- It has been an employment site and could remain so for the local area (2)
- It is home to wildlife including swallows, swifts and red squirrels and tree planting should be incorporated in any scheme

Cumbria County Council objected to the site stating it is poorly related and very large in relation to the village.

A local agent supported the site stating:

- It is brownfield and has been redundant for a number of years
- They would expect to develop fewer than 41 homes
- Development will address the contamination and bring it back into use





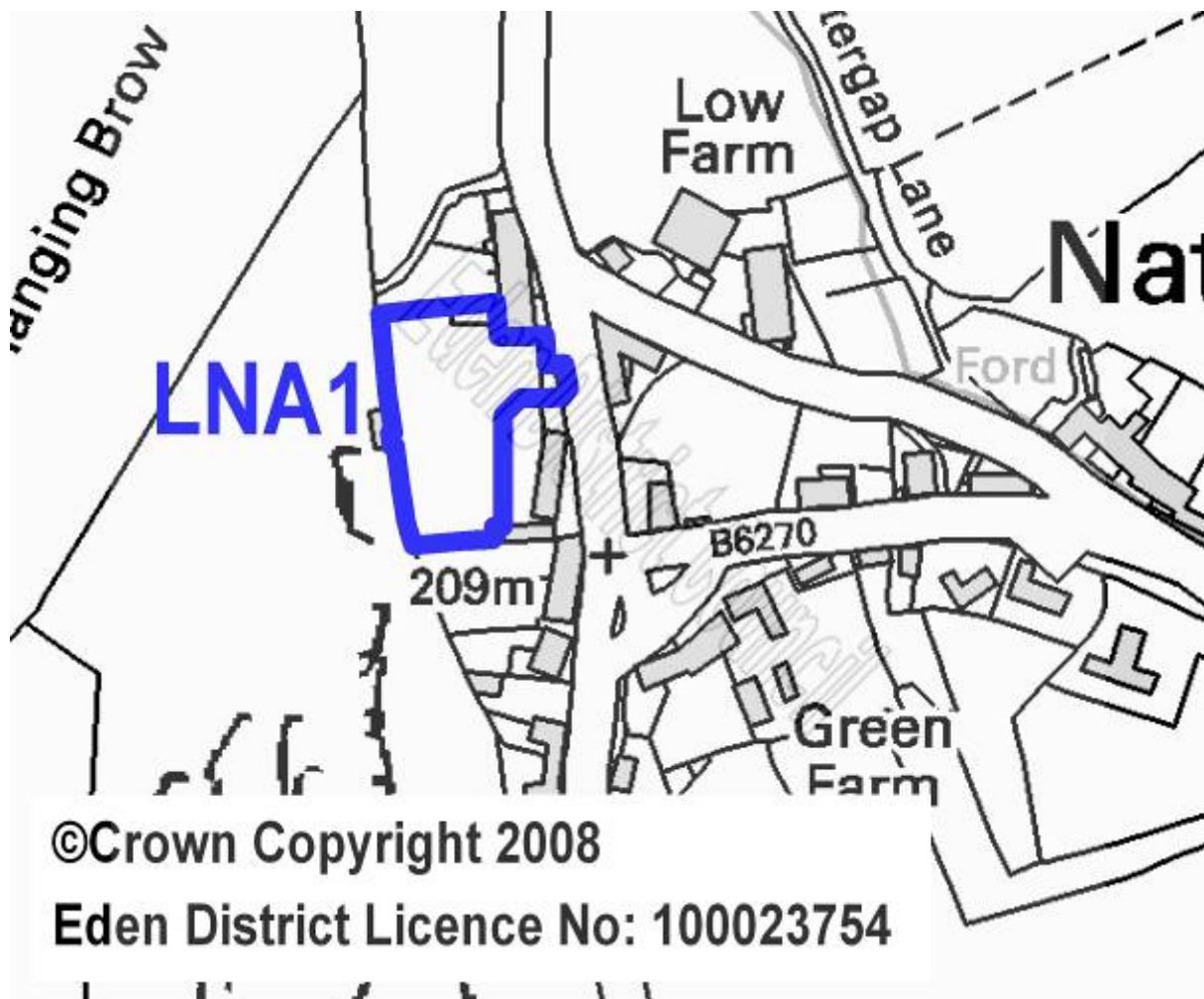
Site LML1 received eleven responses, with one commenting, one objecting and nine supporting the site.

The Environment Agency commented about SAC/sewage relevance.

Cumbria County Council objected to the site as it is inappropriately located within the open countryside.

Those commenting in support of the site stated that they feel:

- It is an existing house/reuses existing assets (6)
- It is a low carbon development (4)
- It could provide an affordable house for local people (3)



Site LNA1 received three responses from the Environment Agency, Cumbria County Council and an Eden District Councillor. One respondent was commenting, one objecting and one supporting the site.

The Environment Agency commented about SAC/sewage relevance.

Cumbria Highways stated that it was likely there would be a highway objection to a proposal for the site as there is insufficient site frontage to form a junction and access road to adoptable standards.

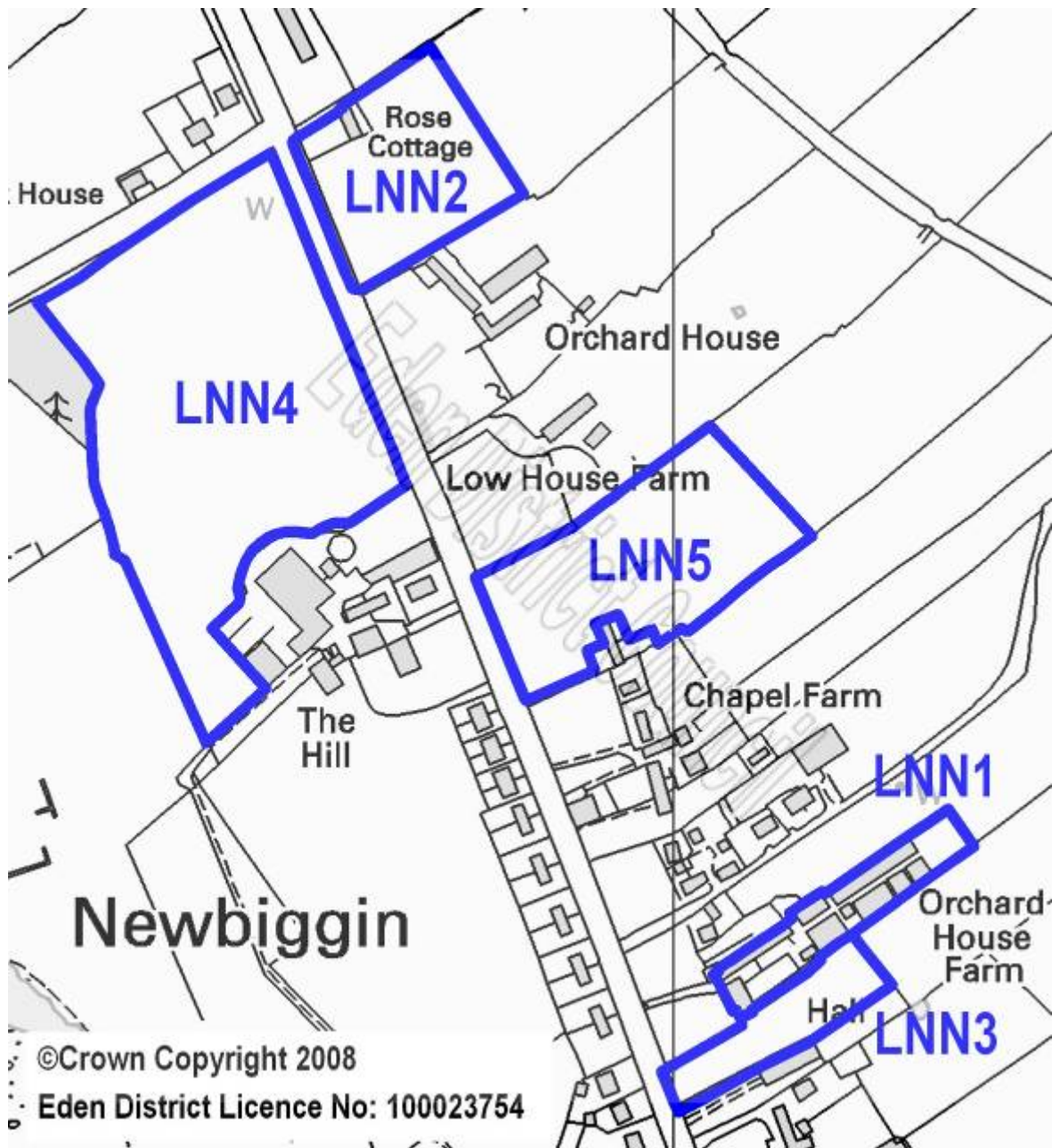
The comment supporting the site recommended a lower number of homes for the site and for self build to be considered.

## Newbiggin (Ainstable)



Site LNNA1 received one response from Ainstable Parish Council, who felt it was potentially a site the parish council could support.

## Newbiggin (Dacre)



Two respondents made comments on the Alternative Sites in Newbiggin (Dacre). These were Cumbria County Council and a local agent.

Site LNN1 – no comments made

Site LNN2 received one response from the agent supporting the site. He stated that:

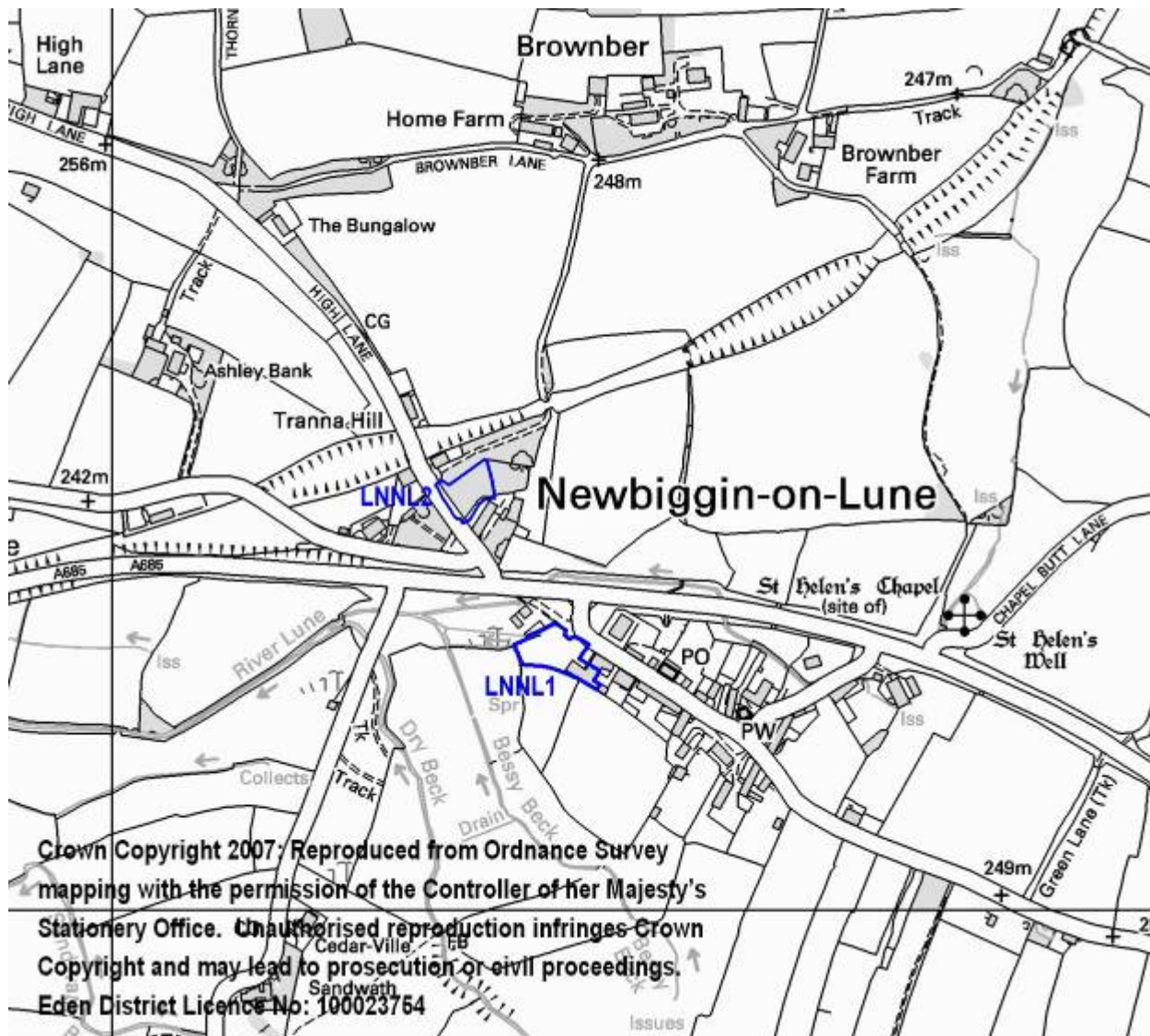
- The site is within the village
- There is a proven need within the village
- A detailed assessment of the site has been completed which raised no archaeological issues relating to its development
- Services are available
- Adequate access can be provided



The agent also commented in support of sites LNN3, LNN4 and LNN5, stating that while he accepted they would provide more land than is required they are available (in part or in whole) if required.

Cumbria County Council objected to site LNN4 because it is very large in relation to the scale and role of the village.

## Newbiggin on Lune

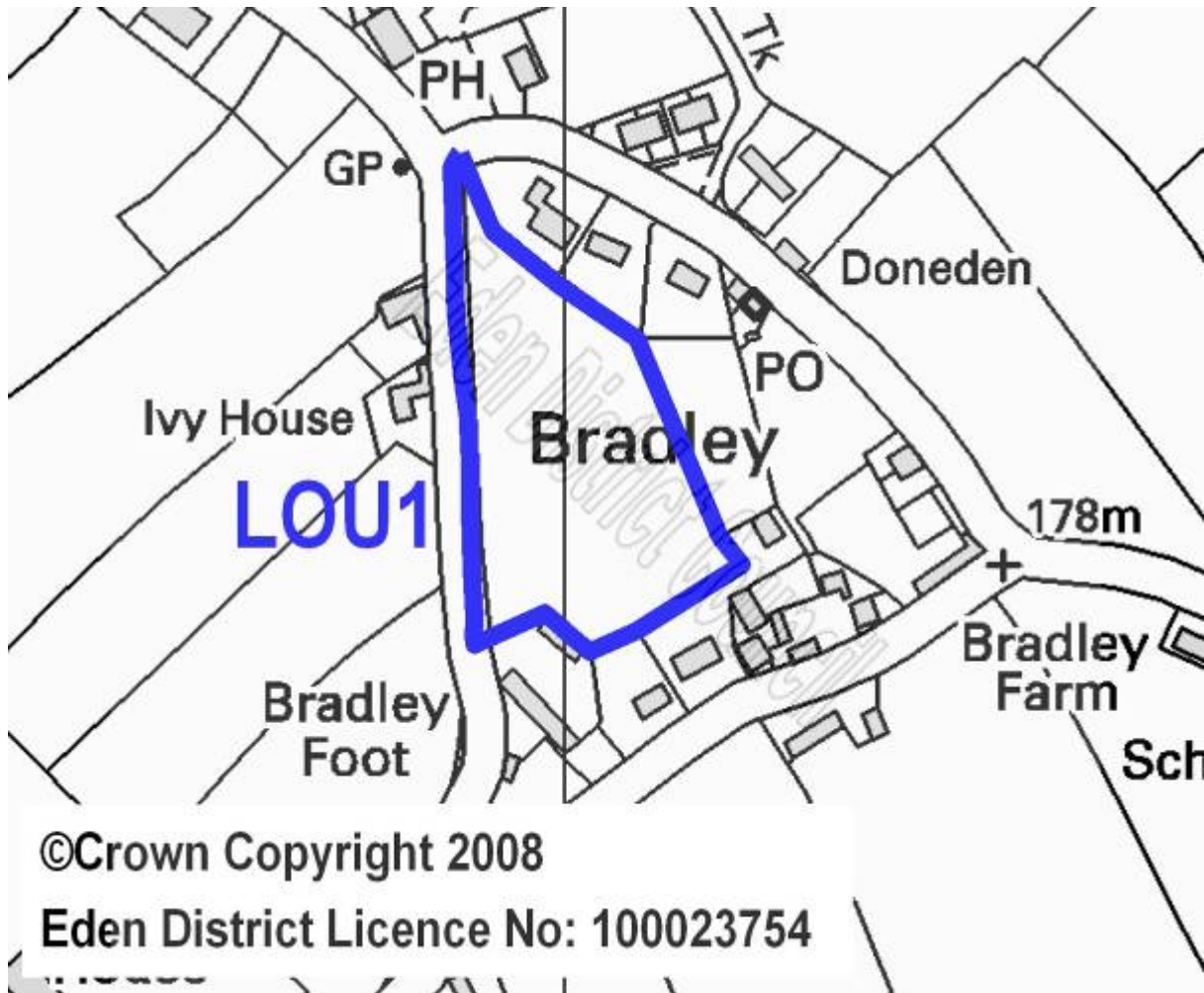


Two respondents commented on the Alternative Sites in Newbiggin on Lune.

Site LNNL1 received one response in support from the agent confirming that the site is available for residential development.

Site LNNL2 received one response from Cumbria Highways stating that it is likely a highway objection would be raised because of inadequate visibility in both directions.

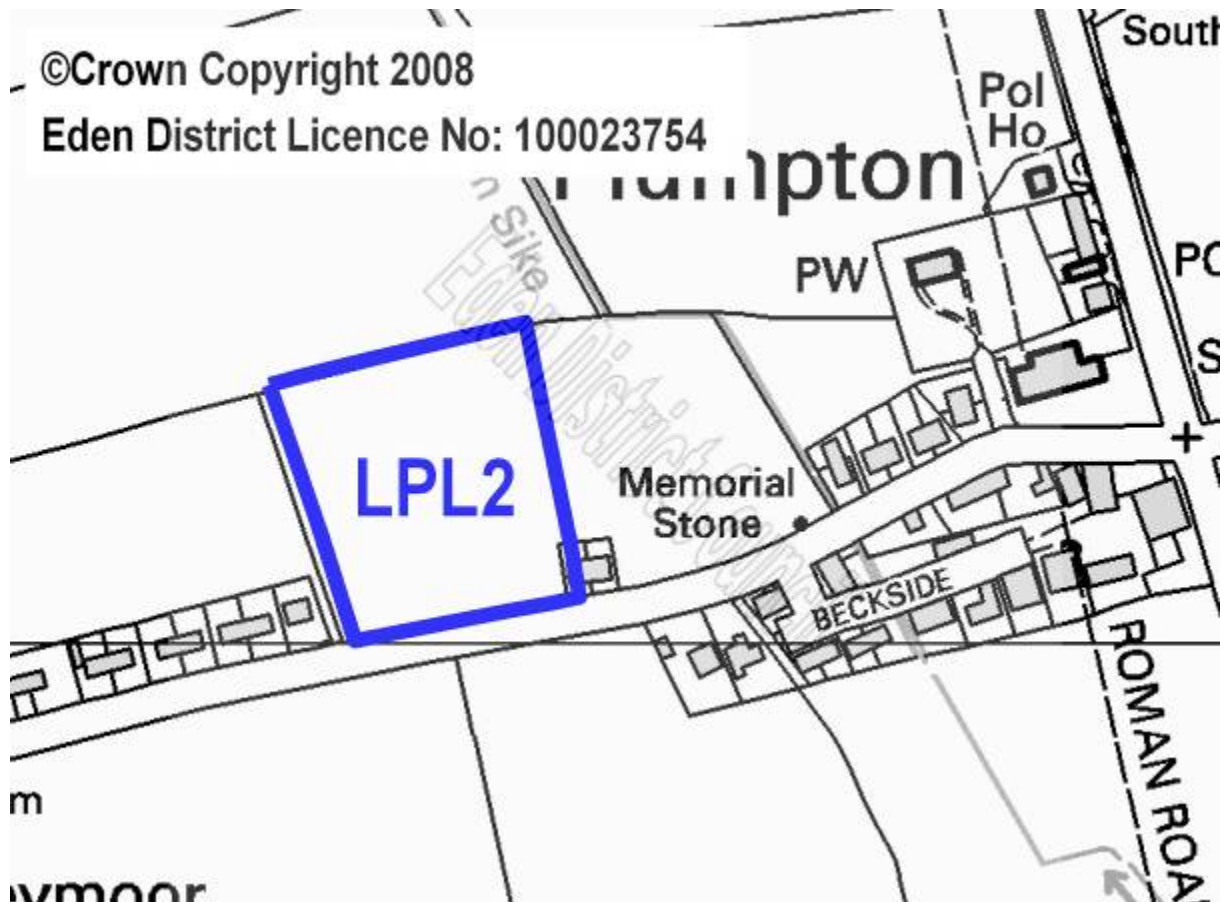
## Ousby



Site LOU1 received two responses, from Cumbria County Council and Ousby Parish Council, who both objected to the site. The objections were:

- The site is too large for the village
- There is a lack of a sewerage system in the village to cope with such development
- It has been the subject of a number of applications in the past – all of which were unsuccessful
- Ousby is a group of hamlets and there is concern that continued development is turning it into a ribbon village
- The level of housing need in the village to support the development was questioned

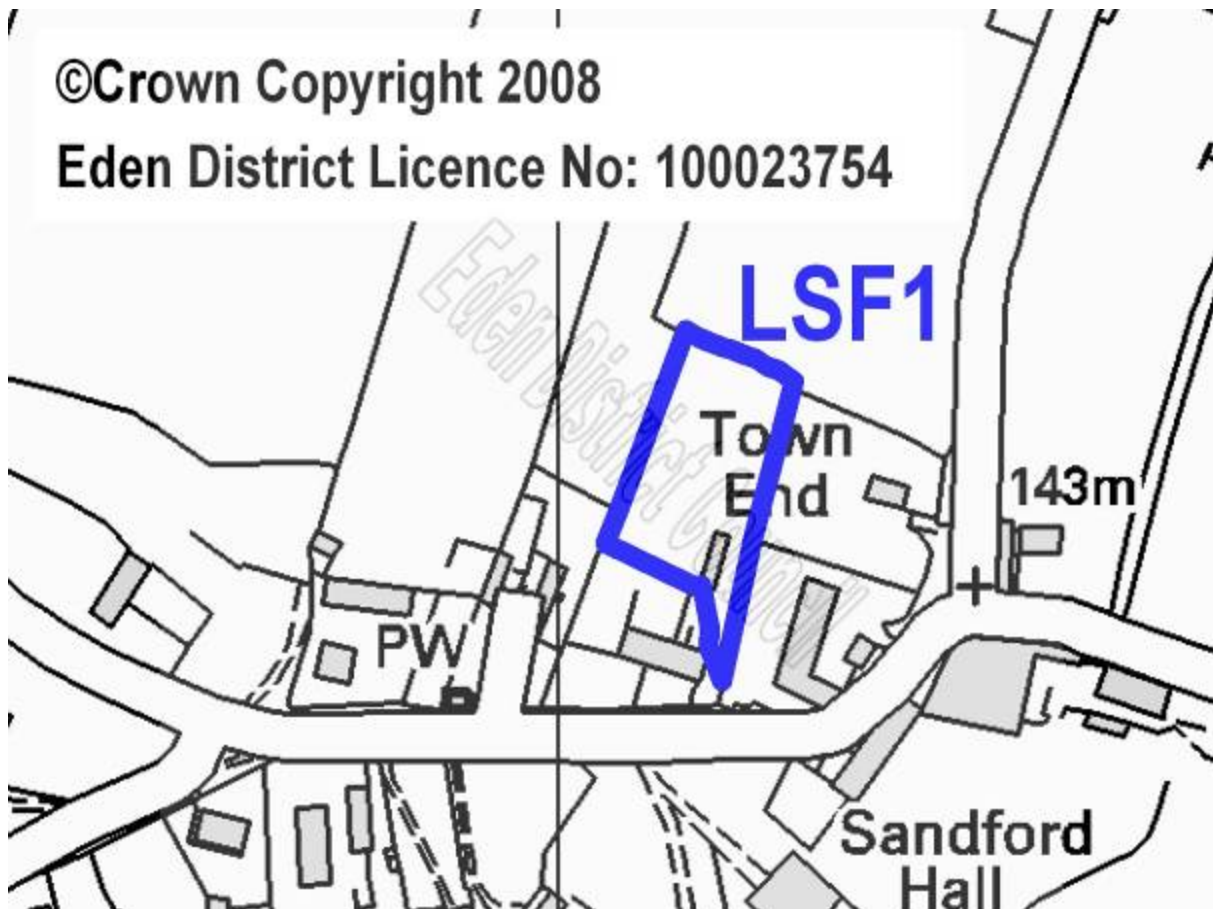
## Plumpton



Site LPL2 received one response, from a local agent, supporting the site and confirming its availability for residential development.



## Sandford



Site LSF1 received five responses, with one commenting and four objecting to the site. The Environment Agency commented about sewage/SAC relevance (the nearby River Eden is SSSI & SAC).

The objections were:

- There are no facilities in the village except the pub (4)
- It is mainly a green field site (4)
- It has no identifiable appropriate access as Sandford Fold is a private road (4)
- The drainage system is already under pressure and concerns that the sewerage system would not cope with additional development (3)
- The site is used as a dumping ground (4)
- There are no real employment opportunities in the village (3)
- The site provides a habitat for wildlife and is close to Sandford Mire (2)



Site LTI1 received eighteen responses, with one commenting and seventeen respondents objecting to the site. Responses were received from the Environment Agency, Sockbridge and Tirril Parish Council and a number of individuals.

The Environment Agency commented about sewage/SAC relevance as the nearby River Eamont is SSSI & SAC.

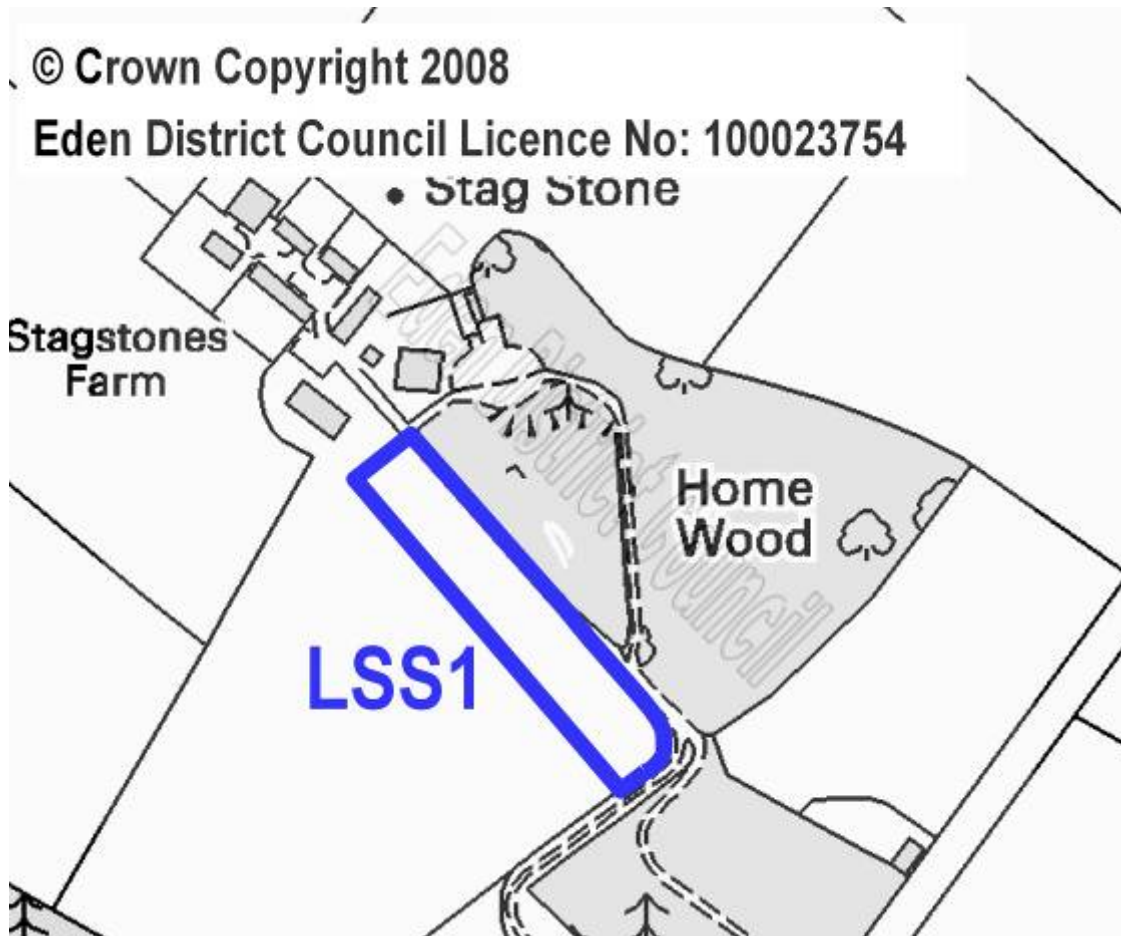
The objections were:

- Developing this site would result in the amalgamation of Sockbridge and Tirril, which would be to the detriment of the area (9)
- A number of objectors state that there is a covenant restricting development on the site (9)
- It is a green field site (7)
- It would be a disproportionately large development for the village (6)
- There are only limited services in the village (6)
- Access and traffic concerns (6)
- Only a small need for affordable housing was identified in a recent survey (2)
- Developing the site would extend the village boundary and set a precedent (2)
- The site is of archaeological interest and may have Roman remains (2)

Sockbridge and Tirril Parish Council also made the following comments about the Sustainability Appraisal for the site:

- Location in Relation to Leisure Facilities. The village hall offers the only leisure facility in the area. The only equipment available there is for indoor bowls and some toys for use by the toddler's group. There are no sports, playground or other leisure facilities.
- Public Transport. Although there is a Monday to Friday bus service, it is infrequent, and in recent experience is being scaled back by the County Council. Realistically, anyone moving into the suggested site would require one or more cars to go to work, shopping etc.
- Employment. The '+' rating implies a large employment site within 3km or smaller employment sites within 400m-1km. There is no large employer within 3km, and the small employers are principally the pub, the garage and the local agricultural merchant; the jobs provided by these employers are few in number, are already taken and many are part-time. So, in practical terms, there are no employment opportunities within the distances specified.

## Stagstones (near Penrith)



Site LSS1 received four responses, with one commenting, two objecting and one supporting the site.

The Environment Agency commented about sewage/SAC relevance as the nearby River Eamont is SSSI & SAC.

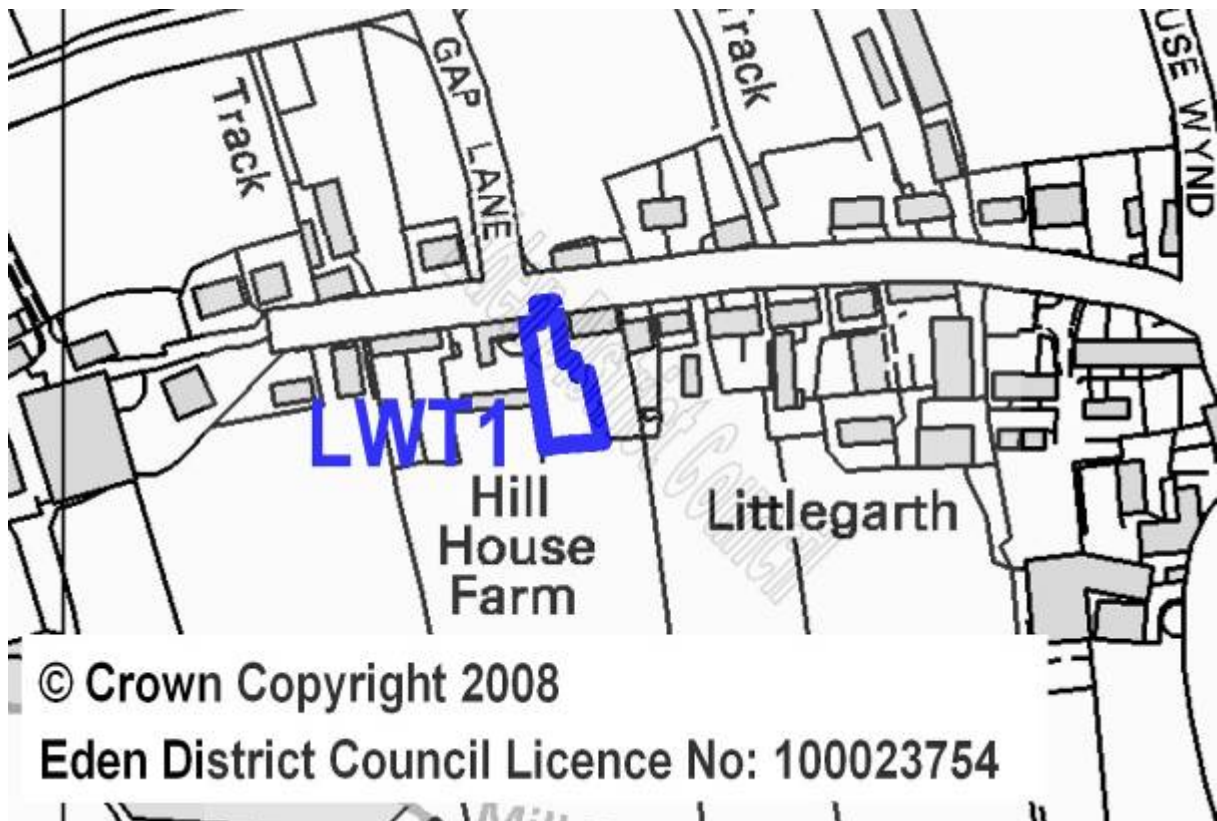
The comment supporting the site was from a local agent who stated that the site should be considered as brownfield as it has been used as materials store for more than 10 years, and that the group of buildings has gradually grown over the years.

The objections were:

- The site is inappropriately located in the open countryside
- Development on the site would affect local wildlife
- 2 properties that have previously been developed remain unsold, which brings the level of housing need into question
- Access issues as the road from Beacon Edge is becoming increasingly busy and the track into Stagstones is deteriorating and more development would increase this deterioration



## Winton



Site LWT1 received eight responses, with the Environment Agency providing comments and seven individuals supporting the site.

The Environment Agency commented about sewage/SAC relevance as the nearby Rivers Eden & Belah are SSSI & SAC.

The comments supporting the site were:

- It is an infill site within the village (7)
- The site has good access (4)
- Support small scale development in villages (2)

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