



## **Eden Local Development Framework**

### **Analysis of Responses to the Initial Sites Proposed in the Housing DPD Issues and Options Consultation**

**March 2008**



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## Introduction

Eden District Council consulted with the public on Issues and Options for the Housing Development Plan Document between Monday 13 August and Friday 12 October 2007.

The Issues and Options paper was split into two parts:

- The first part asked twenty seven questions around a number of themes, and the comments received for these will be used to help formulate draft policies in the Housing Development Plan Document Preferred Options paper.
- The second part was concerned with possible sites for housing development. The Issues and Options paper identified those sites that had been proposed to the Council as potential housing sites from a number of sources. The consultation document then asked for comments regarding the proposed sites and also asked for alternative options to be proposed for consideration.

There was a great deal of interest in the Issues and Options consultation document and it generated a large number of responses from a wide range of consultees and the general public as a whole. Responses were received from:

- 5 Eden District Councillors, one county councillor and a joint response was given by the Conservative Group of Eden District Council
- 17 parish councils and parish meetings
- More than 20 developers/agents
- Approximately 25 statutory consultees and voluntary/community groups
- Approximately 175 members of the general public

In addition to this was a petition with approximately 400 signatures objecting to Fairhill Playing Field being taken forward as a potential site for future housing development.

In total there were 95 responses relating to the policy questions and more than 430 responses relating to the sites; either supporting or objecting to specific sites, or proposing new ones.

The responses to the sites in the Issues and Options consultation also included the proposal of approximately 175 new sites and alterations/extensions to existing sites.

## Results and General Comments Received

This document provides a summary of the responses made to the initial sites contained within the Housing Development Plan Document Issues and Options paper.

It will also give an indication of the number and location of newly proposed sites that have been proposed in response to the consultation. These will be made available for consultation in April 2008, before a refined list of preferred housing sites are identified in the Housing Development Plan Document Preferred Options paper, which is due for public consultation in September 2008.

### Structure of the Report

The report considers the responses to sites in each of the areas of Penrith, other towns and potential Local Service Centres that were identified in the Housing Development Plan Document Issues and Options paper.

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

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.

Finally, an indication of the number of new sites that were proposed for each area is given. Consultation on these additional sites will take place in April 2008.

### 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. *(Note: It is not proposed to develop all sites within the Issues and Options paper, and that the scale of development in 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 (including parking) in Penrith.
- 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.
- That a density of 30 dwellings per hectare was considered too high in some areas.

Also, it should be noted that landowners have not always come forward to support the development of the land they own and further discussions will be required to determine whether the sites will be available for development. This has particularly been the case in Alston.

## Penrith

Penrith contained the highest number of sites in the Issues and Options paper, including potential urban extensions, and received the largest response.

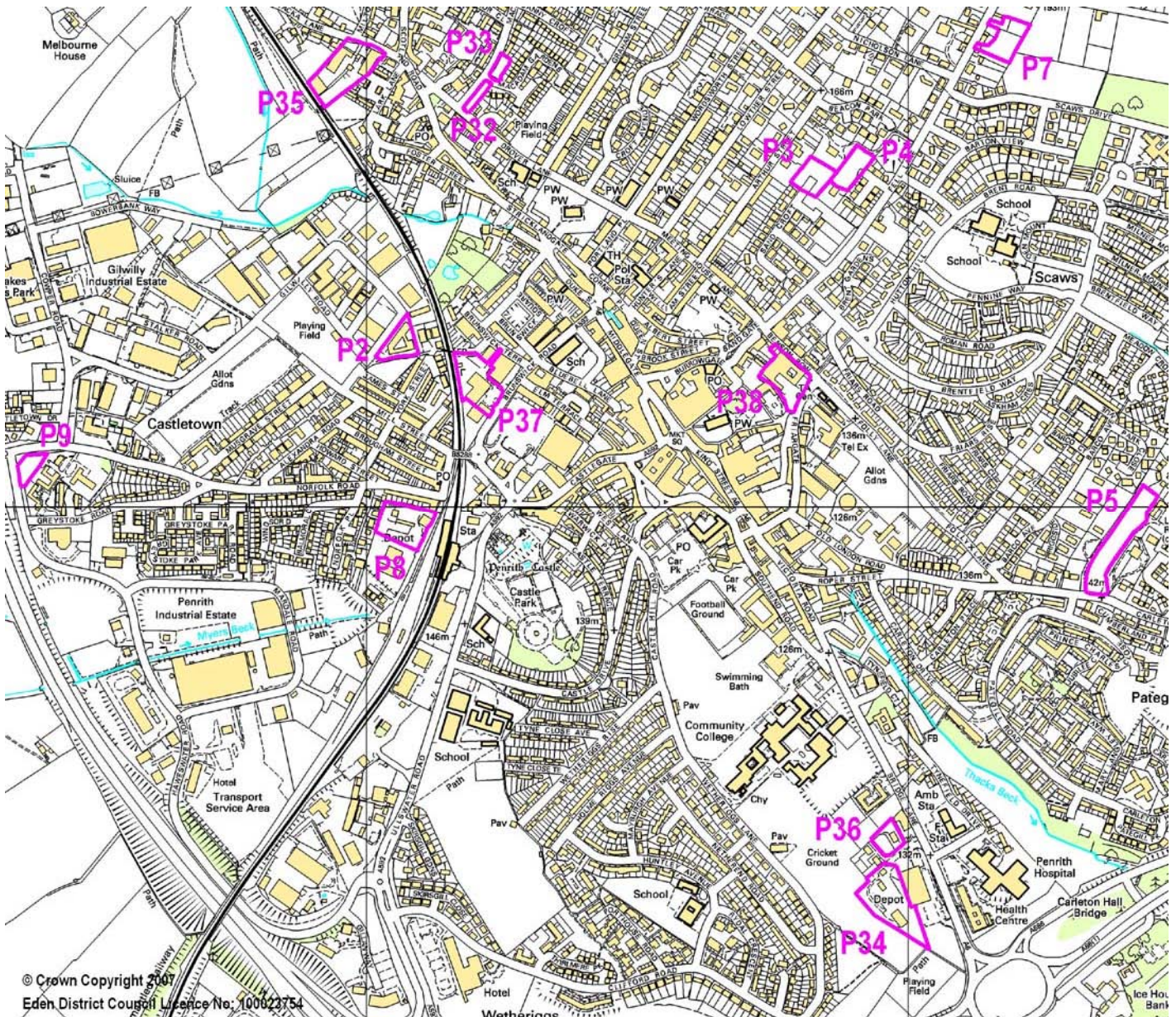
As there is such a large number of sites in Penrith comments that relate to sites that are adjoining and naturally linked have been grouped together to avoid unnecessary duplication.

It is interesting to note that quite a few of those people living in each of the proposed extension areas for Penrith objected to the sites at their side of town, while citing reasons supporting development at the other side of Penrith if greenfield sites had to be used (i.e. people in Penrith east supporting development in Penrith North and vice versa).

In total, more than 40 new sites or extensions/alterations to existing sites were proposed in Penrith in response to the Issues and Options consultation.



## Penrith Town



There were twenty three responses to the sites proposed in Penrith Town. The majority of these were supportive and there was general support for redeveloping brownfield sites in the town. Penrith Partnership was largely supportive of the sites in the town, especially the brownfield sites. There was also a comment that use of these brownfield sites should be maximised via appropriate density and phasing.

Site P2 (Gilwilly Road) received two responses of support, stating it has little use or demand as business premises and has been subject to vandalism. Other reasons for supporting the site are that it is also close to other residential areas and an adjoining site has received planning permission for 26 flats.

Sites P3 (Sandcroft) and P4 (Beacon Square) received six comments, with three supporting and three objecting. The reasons for supporting the sites were that they



are close to the town centre and in residential locations. The objections related to access and parking in the area, as well as the loss of open green space in the town, which is already limited, and the impact development would have on mature oak trees adjacent to the site.

One respondent supported site P5 (Chancery Lane) as it is within a residential area, so long as access onto Carleton Road is adequate. One respondent objected to the site providing high density (30 dwellings per hectare) housing and stated that the existing entrance is only one vehicle width and privately maintained and should not be used.

Sites P7 (Beaconhill, Fell Lane) and P8 (Myers Lane, Norfolk Road) each had a comment in support as they are within the existing footprint of the town and P8 is also a brownfield site.

Site P9 (Haweswater Road) received one objection raising concerns about safe access onto the site.

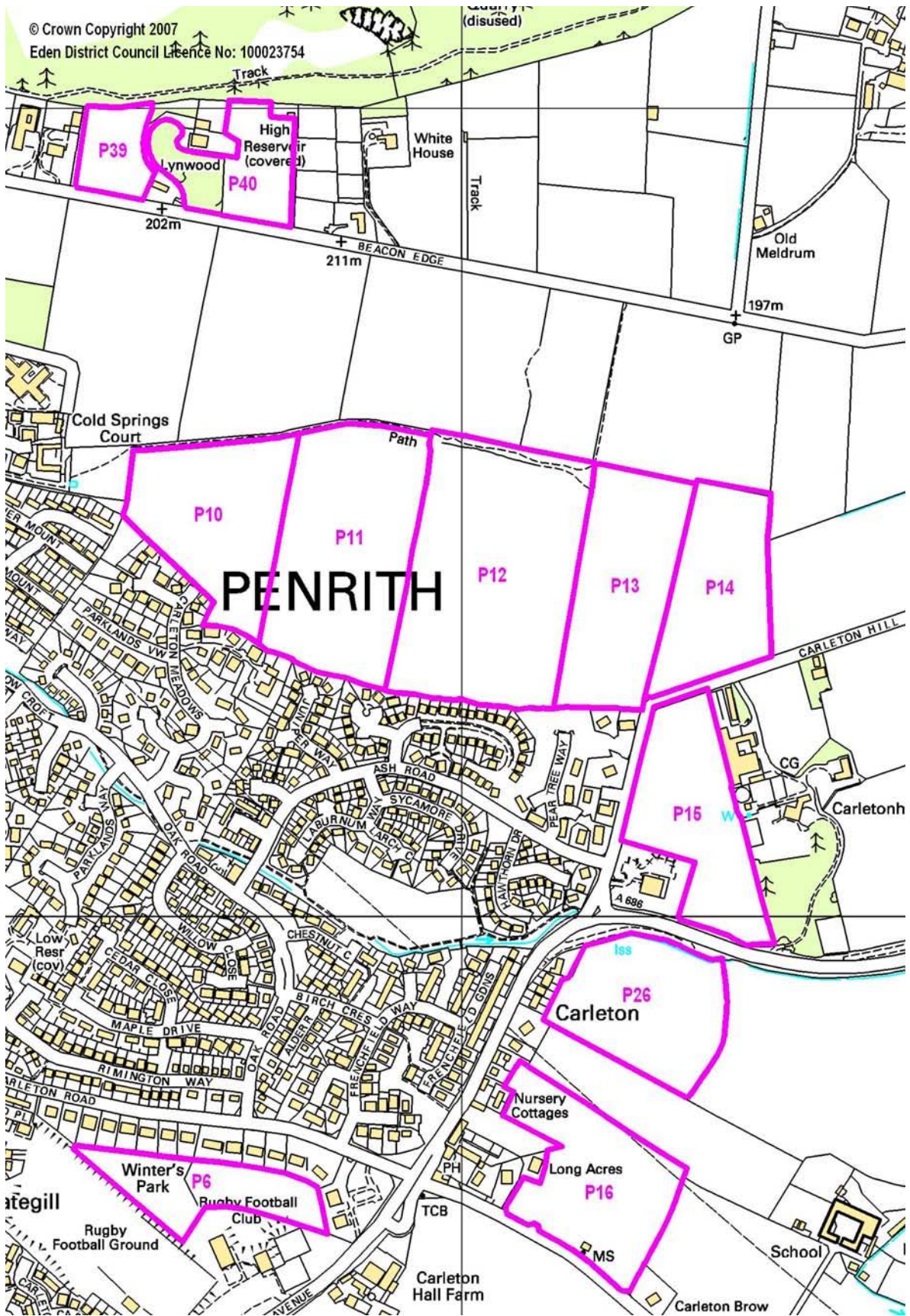
Sites P32 and P33 (Macadam Gardens) each received two responses objecting to them being used for housing. The reasons for the objections were that the road is currently relatively busy and any development would impact on this further and reduce existing parking provision. The sites are also open space that children play on. In addition, site P33 has a large tree on the site which is protected by a Tree Preservation Order.

Sites P34 (Stamper's Depot, Bridge Lane), P35 (Land off Robinson Street), P36 (Land behind Esso Garage, Bridge Lane) and P37 (Rickerby's, Brunswick Road) all received one response in support of their development as brownfield sites within the footprint of the town.

Two respondents commented to support site P38 (Hutton Hall, Friargate) as a brownfield site for housing which could support the viable reuse of a listed building and improve the aesthetics of the site.

Finally, approximately 30 new sites or extensions/alterations to existing sites were proposed in this part of Penrith in response to the Issues and Options consultation. Several of these were suggested by more than one respondent.

## Penrith East



Approximately fifty respondents made comments on sites in Penrith East. The majority of those who commented on sites in Penrith East were people living in the area. Many of these responses were objecting to development in this area. Some general comments that were made in Penrith East were:

- That brownfield sites within the town should be found and developed before extending into green fields (11)
- The effect that such large scale development could have on local wildlife (8)
- The impact development could have on the landscape and character of the town (7)
- That the area lacks services and large scale development will encourage car use (7)
- Questioning the scale of development proposed for the town (5)
- That sites to the north of the town might be more appropriate as green field extensions (4)

Site P6 received comments from six respondents. Most of the comments were from local residents who wished to object to houses being built on the site. The main reasons for the objections related to access to the site (2) and the impact it could have on Penrith Rugby Club and recreation opportunities in the area (2). In addition, two respondents stated that they have a restrictive covenant, which they can use to prevent development on the site.

### **Sites P10 to P15**

Sites P10 to P15 received comments from approximately thirty respondents. Three comments were general comments and concerns; four were in support of the sites and more than twenty objecting to the sites. The comments in support of the sites were from the agents and developers and indicated that they were developing a Masterplan for the area.

Many of the responses were objecting to the development of the sites as an extension to Penrith. Reasons for these objections included:

- Access to the site – there was strong feeling that access for sites P10-P14 should not be made through the Parklands estate (20)
- Drainage issues (10)
- The lack of services and infrastructure to support such development (6)
- The visual impact the development would have on the character of the town (6)

There were a number of comments relating to the design, density, house type etc. that the respondents would wish to see if the sites were to be developed in the future (10). This also linked to concerns about design in terms of security from a number of respondents (7).

In addition, there was strong feeling that any large scale development such as that proposed should be considered as a whole to ensure that the necessary infrastructure, community facilities, green spaces and good design are incorporated into the development (10).

The comments were generally similar to the objections, but expressed as concerns and comments rather than objections.

There was a feeling from several of those commenting (and objecting) that development of these sites was largely inevitable at some point in the future and that they wanted their objections addressed to make any development as acceptable as possible to them.

### **Sites P16 and P26**

Sites P16 and P26 received comments from thirteen respondents, with three supporting and ten objecting to the sites.

The supporting comments were made by the owners of the sites and their agents, suggesting that they are a natural extension to the town and would be available for development.

The main reasons for the objections were:

- Insufficient infrastructure, traffic generation and dangerous access for the sites (6)
- That the sites are not well related to the town and the A686 is a natural divide (6)
- Fear of overshadowing and loss of privacy for existing residents (5)
- That it would affect property prices (5)
- Noise and light pollution would affect wildlife (4)
- That the character of Carleton village should be maintained (2)

### **Sites P39 and P40**

Sites P39 and P40 received comments from six respondents, with one supporting and five objecting to the sites.

The comment supporting the site liked the high quality housing in the area and wanted similar housing to be provided in the future.

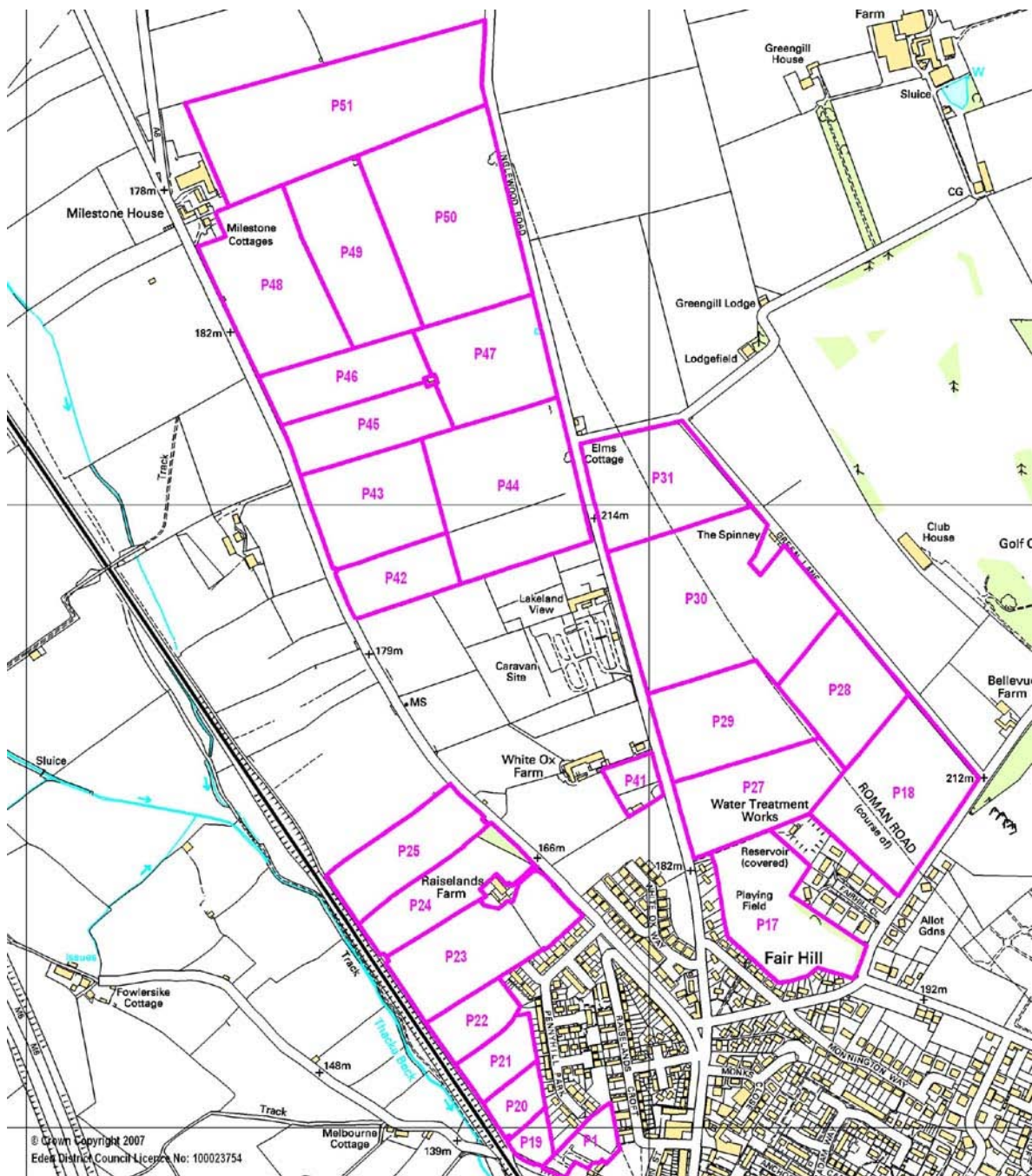
The main reasons for the objections were:

- That the site is on land designated as Amenity Open Space in the Local Plan (3)
- That the site is in a very prominent location in the town (3)
- The site is part of a valued green area (3)
- The site is remote from the town (3)
- The site would not be suitable for modern housing and definitely not for a housing estate (2)

Finally, 2 new sites and a small extension to sites P10 and P11 were proposed for Penrith East in response to the Issues and Options consultation.



## Penrith North



More than fifty responses were received to comment on the sites in Penrith North. Generally, there was concern about the potential scale of development to the north of the town and the impact it would have on the landscape character and infrastructure, particularly traffic, of the town. There was also a feeling that affordable homes should be close to schools, shops and green spaces.

Almost half of all of the responses in Penrith North were to object to site P17 – Fairhill Playing Field being included. The reasons for the objections included:

- It is a well used playing field and provides green open space and recreation space for the north of the town (22)
- Concerns around the road capacity, traffic, access and parking for the site (4)



- A belief from a number of respondents that the land was given to the people of Fairhill and that the Council does not own the fields (4)
- The site has mature trees that could/would be affected by development (3)

Sites P18, P27-P31 and P41 (Salkeld Road/Fairhill) received 10 responses. One respondent, Penrith Partnership supports the development, but only once all sites within the town, especially brownfield, have been developed. Another respondent provided general comments raising concerns about access, that it could increase congestion in Penrith and that the development should be of high quality to minimise any impact. There were eight objections to these sites which included:

- The site would have a high visual impact and have a detrimental effect on the landscape character of the town (8)
- Concerns about traffic and congestion (5)
- It is poorly related to employment and services and there are other preferable sites available (4)
- That the infrastructure could not cope with the scale of development (2)
- Site P18 is prone to flooding (2)

Sites P42 to P51 received five comments. Two respondents supported the sites. One was on behalf of the landowner and the other only supported the site as a last resort for the town once all sequentially preferable sites had been utilised. The objections were that:

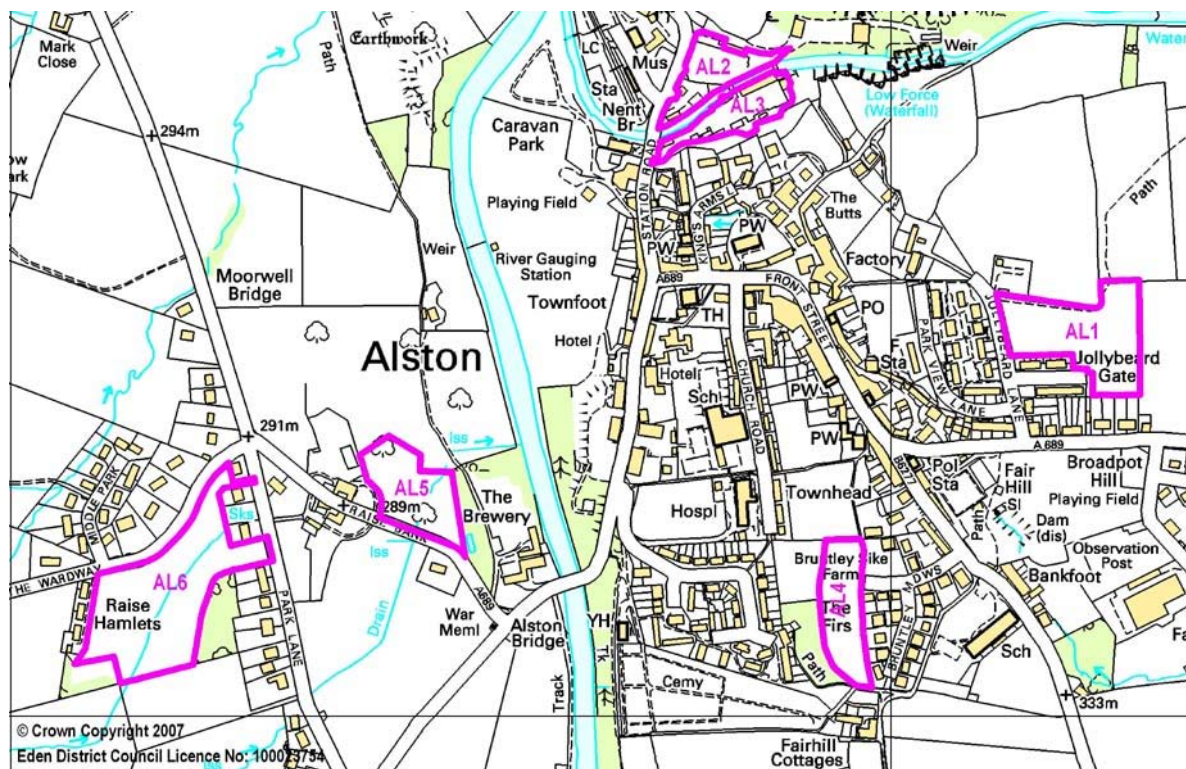
- The site was separate from the town and should be classed as open countryside (3)
- It would be highly visible and detrimentally affect the landscape and character of the town (3)
- It would impact upon traffic and require new access into or around the town (2)
- That sequentially preferable sites are available (2)

Sites P1 and P19-P25 (Pennyhill/Raiselands) received ten responses, with four supporting and six objecting. The justifications given by those supporting included that there is already housing at Pennyhill Park to link in with and that it is adjacent to the main road for bus routes. One supported with the proviso that it would provide affordable housing for local people, while two commented that linkages with any future expansion of Gilwilly Industrial estate should be considered now to ensure any housing development is not adversely affected in the future. The objections were:

- That development would increase traffic in the area to unacceptable levels (3)
- That there would be increased danger and risk of accidents for children (3)
- That brownfield sites should be utilised first (1)

4 new sites were proposed in this part of Penrith in response to the Issues and Options consultation, one of which comprises several fields.

## Alston



In total, seven respondents commented on sites in Alston. Most of these were either to support a particular site or general comments relating to issues around particular sites.

One respondent was concerned about the traffic generated and the junction for site AL1. The landowner had also commented on this site and offered an alternative access route directly on to the Nenthead road through fields they own.

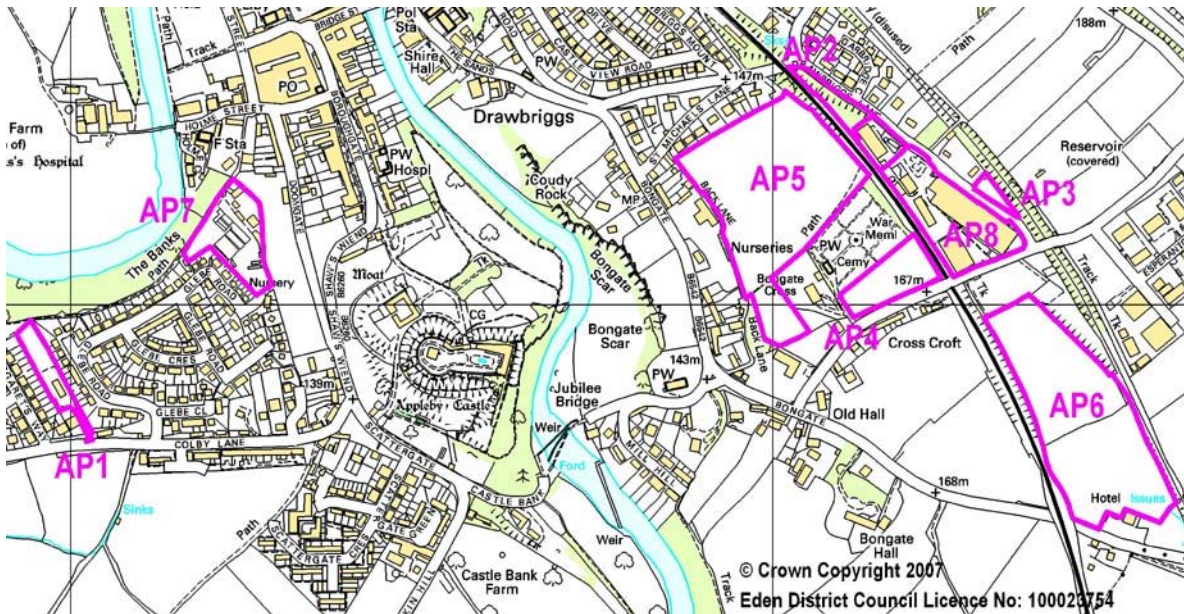
Sites AL2 and AL3 were supported for redevelopment rather than being left in their current state, although contamination is an issue. They were supported as potential housing sites as they are brownfield sites and relatively close to services. However, another respondent (supporting a Greenfield site) suggested they may be better retained for commercial use.

There was only one specific comment relating to site AL4, which supported its development for housing, despite being a Greenfield site, as it is within the town boundary and has good links to the school and town.

Sites AL5 and AL6 were considered to be isolated from the town by one respondent, while others had concerns about water supply from Moor Well and also sewerage infrastructure and capacity in the area. Those supporting the sites stated that AL5 has previously had permission for housing and that both are in a desirable part of town to live.

2 new sites were proposed in Alston in response to the Issues and Options consultation. One of these was as an extension to initial site AL5.

## Appleby



Approximately twenty five comments were made on the sites in Appleby that were proposed in the Issues and Options paper. The following general comments were made:

- That the proposed level of development seemed too high (5)
- Questioned whether there was sufficient infrastructure and services to support this development (3)
- Parking is a problem in the town (3)

One respondent commented that it is unlikely AP1 will need to be included as it will be developed before the Housing Development Plan Document is produced.

Sites AP2 and AP3 each received one comment in support, although doubt was expressed as to whether 19 houses could fit on site AP2 due to the steep bank.

Site AP4 received two objections on the basis that it should be an extension for the cemetery rather than be developed for housing.

Site AP5 received the most comments of the Appleby sites, with one respondent supporting, one expressing concerns and eleven objecting. The supporting comment came from the owner/developer proposing a mix of 3 and 4 bedroom homes and some 2 bedroom apartments. The objections were that:

- The site had previously been refused planning permission and had a subsequent appeal turned down (5)
- Access via Cross Croft would cause a problem at the Cross Croft/Bongate junction (5)
- The site is a unique and prominent green field site in the town (5)
- Concerns about the effect development would have on mature trees around the perimeter of the site and the conservation area (3)
- Drainage is an issue (3)
- Development on this scale would increase pressure on parking in the town (3)



- Other, more appropriate site are available (3)
- The site is bordered by a SSSI (2)

The respondent who provided comments for AP5 largely echoed the points made by the objectors, but expressed them as concerns rather than objections.

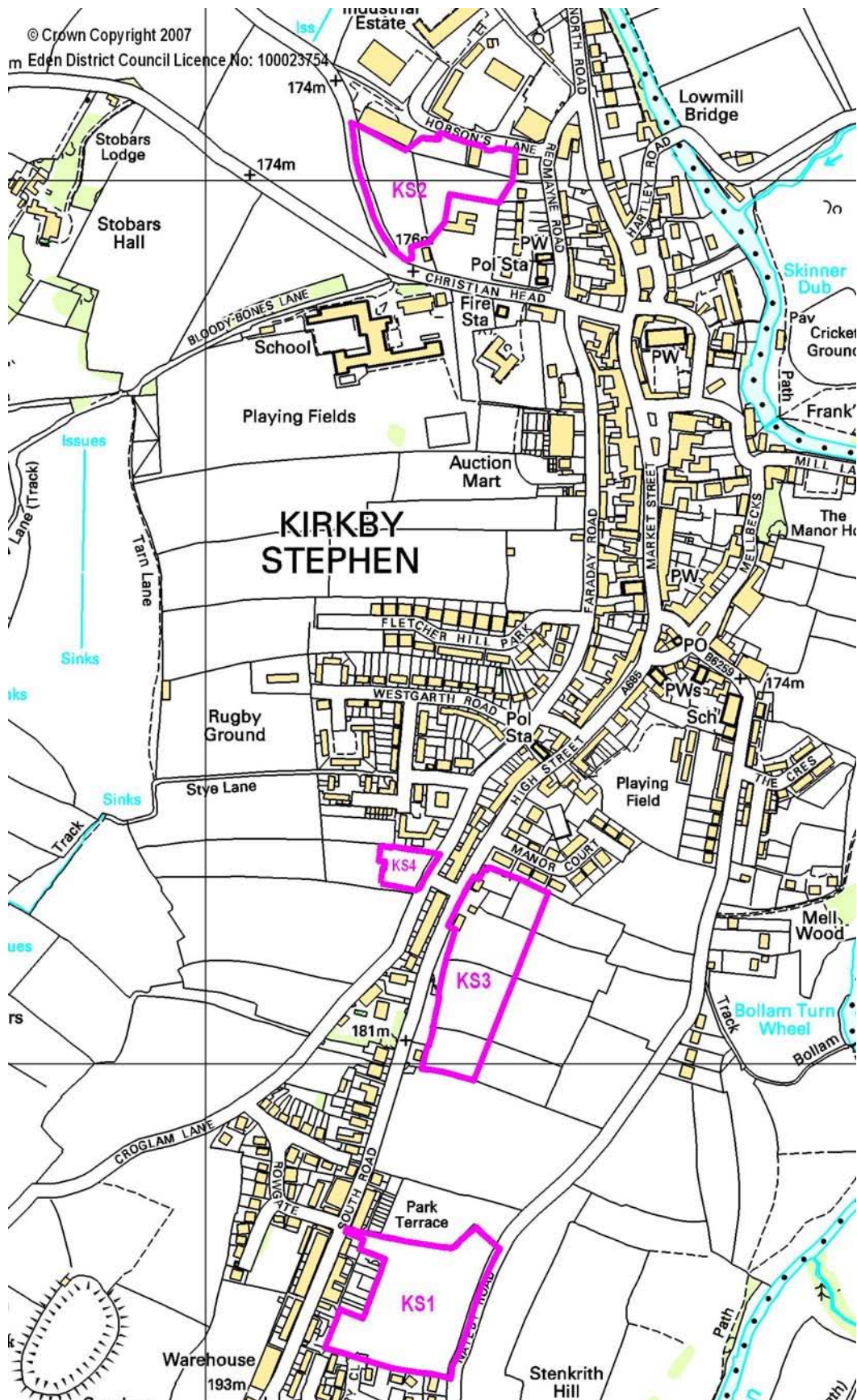
Site AP6 received six comments. Two supported the site as it could form a continuous ribbon of development with the other proposed sites (except AP5) in that area. However, it was also acknowledged that allocating it for housing could prevent an extension to the industrial area. Four respondents objected to the site. The reasons for the objections were because it is separate from Appleby's urban form (3), it is a green field site and would affect the conservation area and would have issues around access and traffic (2).

Site AP7 received two comments in support, although they also stated it was unlikely to be made available by the owner. Natural England commented that the site is adjacent to the River Eden SAC/SSSI and would be subject to Habitats Regulations Assessment.

Site AP8 received one comment which supported the site to fit in with other proposals in that part of the town (except AP5). It was acknowledged that the site is currently in use.

Approximately 10 new sites or extensions/alterations to existing sites were proposed in Appleby in response to the Issues and Options consultation.

## Kirkby Stephen





Approximately fifteen comments were made relating to the initial sites proposed in the Issues and Options paper. One made a general comment supporting small developments on brownfield sites in the town.

Site KS1 received four comments. One supported the site, one raised issues with the site and two objected to the site. The comment in support of the site stated that planning permission was about to be forthcoming and also proposed extending the site in the future. The issues raised related to ground water flooding issues and the impact it would have on the town. The objections were that the site remains premature and the landscape impact it would have on the town.

Site KS2 received objections from three respondents, comments from another, while two others suggested that the site boundary should be redrawn. The comments questioned whether housing should be located so close to an industrial estate and also whether the cost of traffic mitigation measures might prove too costly. The objections were that:

- The site is used as a playing field by the school and a base for Kirkby Stephen Mountain Rescue Team (2)
- The site is also the location for a proposed skate park in the town (2)
- The site is in an industrial area (2)
- Access and safety is an issue for the site (2)

Site KS3 received comments from three respondents. One raised concerns about the site while two others supported the site. The concerns related to parking, congestion, poor visibility along South Road and the visual impact of developing the site. Those supporting the site see it as a logical infill site. An agent supporting the site also commented that the site is free draining, is unlikely to have any contamination issues and links directly to the town. He also suggested extending the site slightly.

Site KS4 received four comments. This included objections from three respondents and general comments one other. The objection centred round that fact that the site is proposed for play and recreation use, supported by local group PARKS, and should be maintained for this recreational use (3). The general comments echoed this and also suggested that there may be potential surface water discharge and access issues.

There were 15 new sites or extensions/alterations to existing sites proposed in Kirkby Stephen in response to the Issues and Options consultation.

## **Local Service Centres**

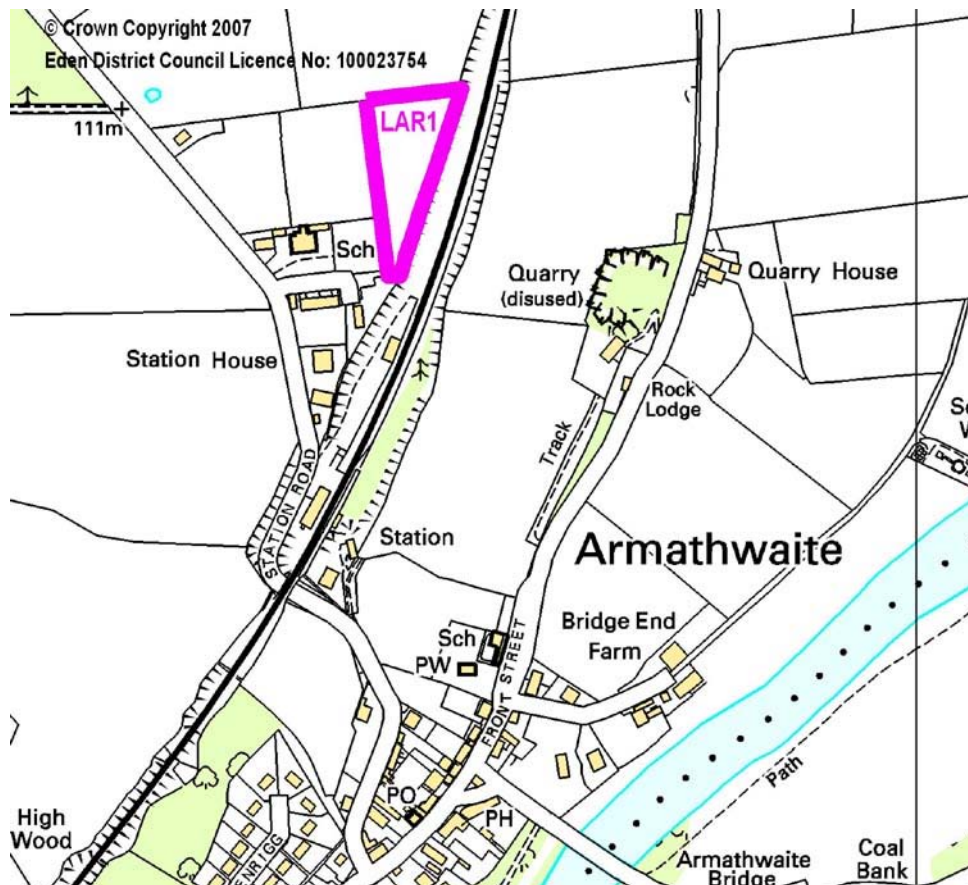
The Local Service Centres in the Issues and Options consultation paper are the 24 villages identified as potential Local Service Centres in the Core Strategy Preferred Options paper November 2006.

Each of these villages that had initial sites proposed within the Issues and Options paper is considered in turn, with comments relating to these sites. Finally an indication of the number of new sites that have been proposed in response to the consultation is given.

Cumbria County Council Highways department have provided comments for all of the Local Service Centres. These are expressed as comments and do not specifically support or object to any particular site.

The potential Local Service Centres with no initial sites in the Issues and Options paper are then listed, together with the number of new sites proposed for each village.

## Armathwaite



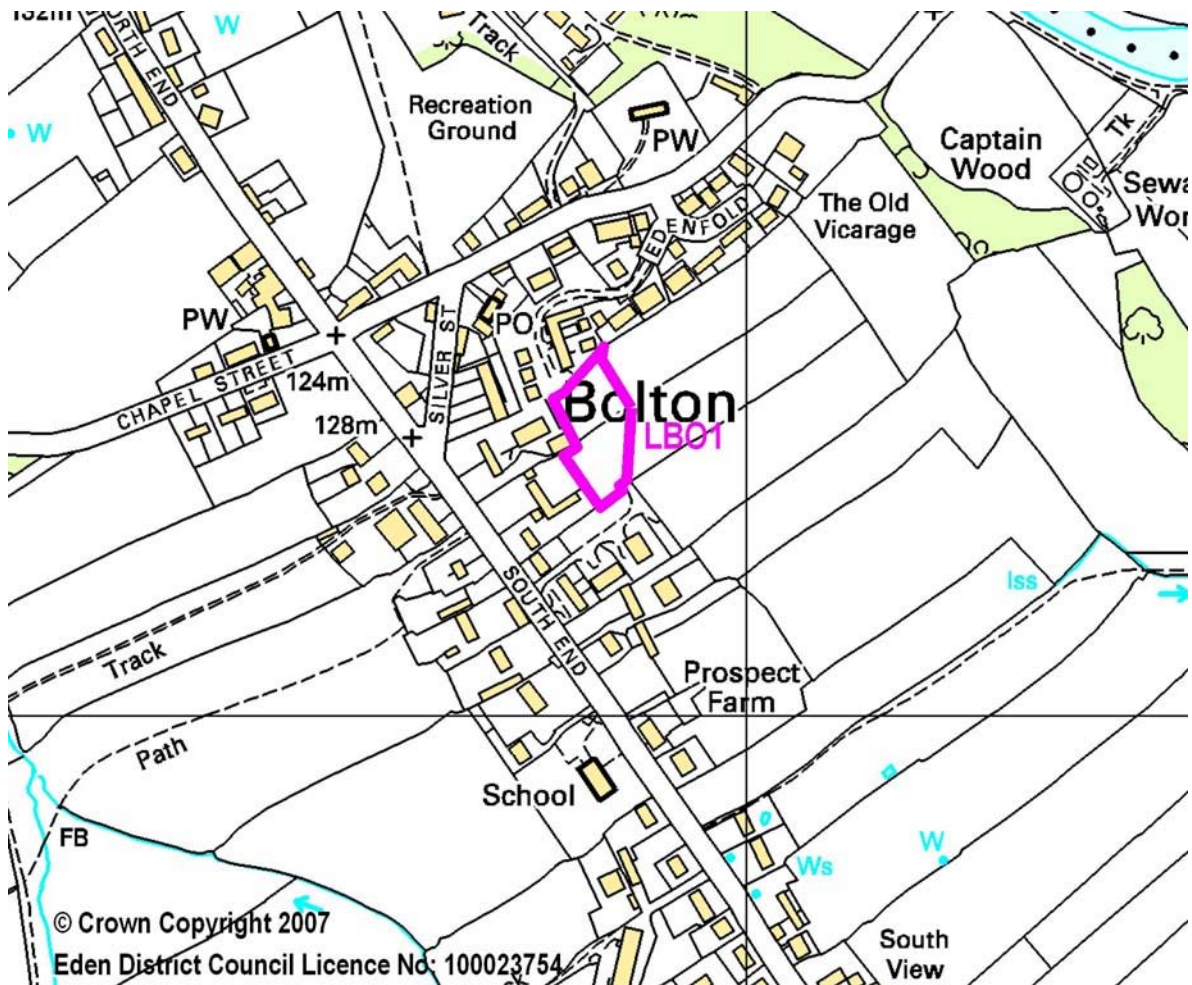
There were four comments relating to site LAR1. One supported the site, two objected to the site and the final one was from Cumbria County Council Highways department giving comments regarding the extent of improvements that would be required to the road for this site.

The comments supporting the site suggested that the landowner is supportive of development of the site and also suggested an additional site adjacent to LAR1 to be considered.

The first objection was that the site does not appear well related to the village envelope. The second objection related to sewerage infrastructure and arrangements for disposing of foul water from the site. Providing this issue can be resolved and United Utilities can plan to provide the necessary infrastructure the objector has no objection in principle to the development of the site.

In addition to the proposed extension to LAR1 2 new sites were proposed in Armathwaite in response to the Issues and Options consultation.

## Bolton



There were two comments relating to site LBO1. One objected to the site and the other was a comment from Cumbria County Council Highways department.

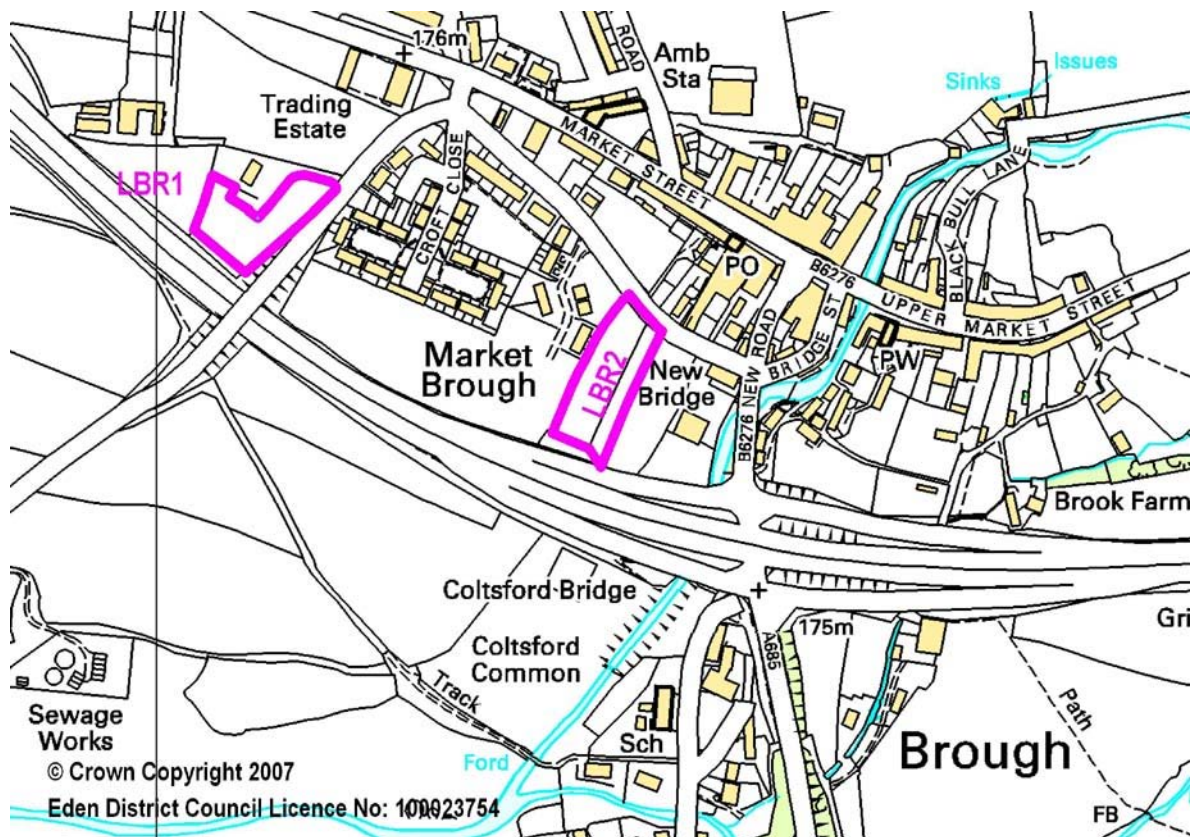
The highways comment stated that it assumed access would be via Edenfold, which would limit the number of properties to a maximum of 20, including existing properties, using that shared surface.

The objection was from the parish council and related to the type of development, drawing parallels to recent developments of a similar size in the village. The parish council would like to see small developments that fit the character of the village using infill sites and provide affordable housing for local people.

10 new sites were proposed in Bolton in response to the Issues and Options consultation. Most of these were identified by Bolton Parish Council who also provided an initial village envelope for consideration.



## Brough



The only comments were from Cumbria County Council Highways department. These comments were that:

The access point for LBR1 is likely to be outside existing 30mph limit. Acceptable visibility splay could only be achieved by extending speed limit and implementing speed reduction measures to reduce vehicle speeds to a level commensurate with the available sightline distances.

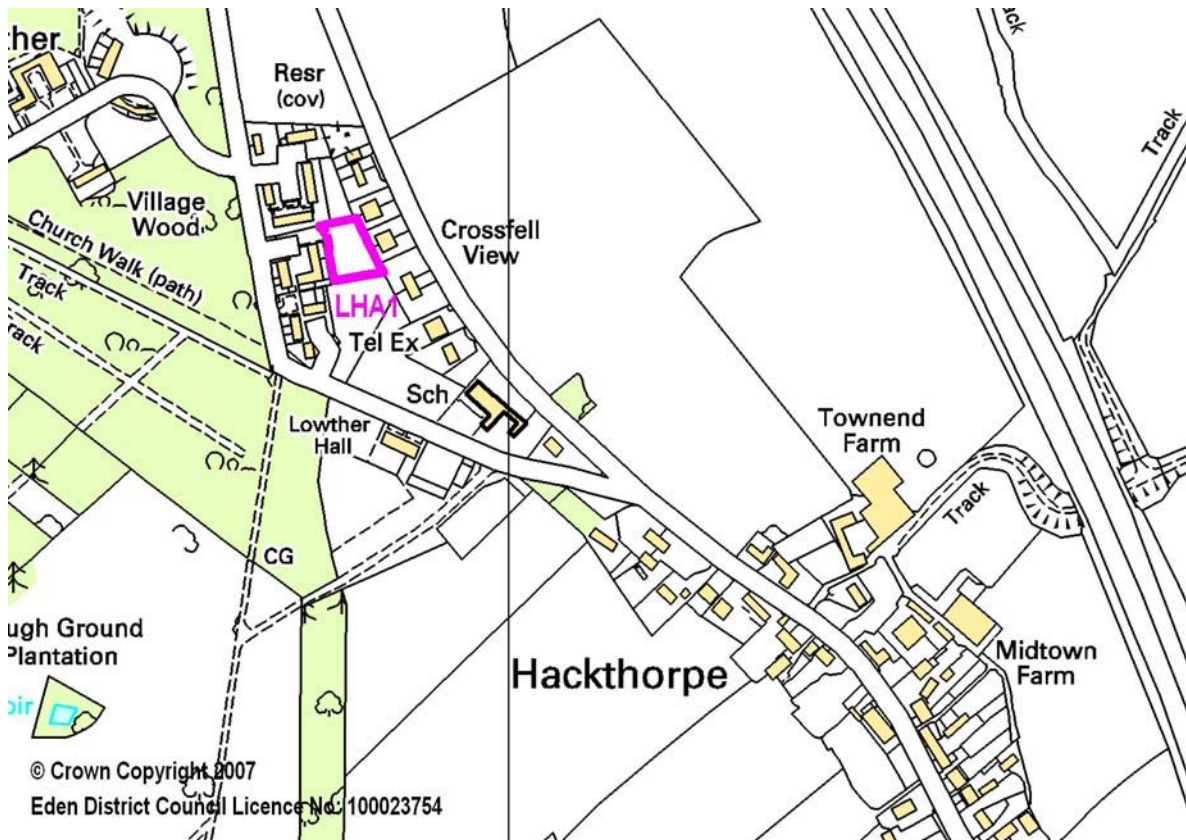
For site LBR 2 the Castle View access road would need to be improved via carriageway widening and improved footway provision.

Also, the Brough Community Travel Plan, to be prepared in 2007/08, will identify highway infrastructure improvements necessary to better meet the highway and transport needs of the local community and it will be expected that the developer would contribute towards infrastructure improvements where appropriate.

Finally, 4 new sites were proposed in Brough in response to the Issues and Options consultation.



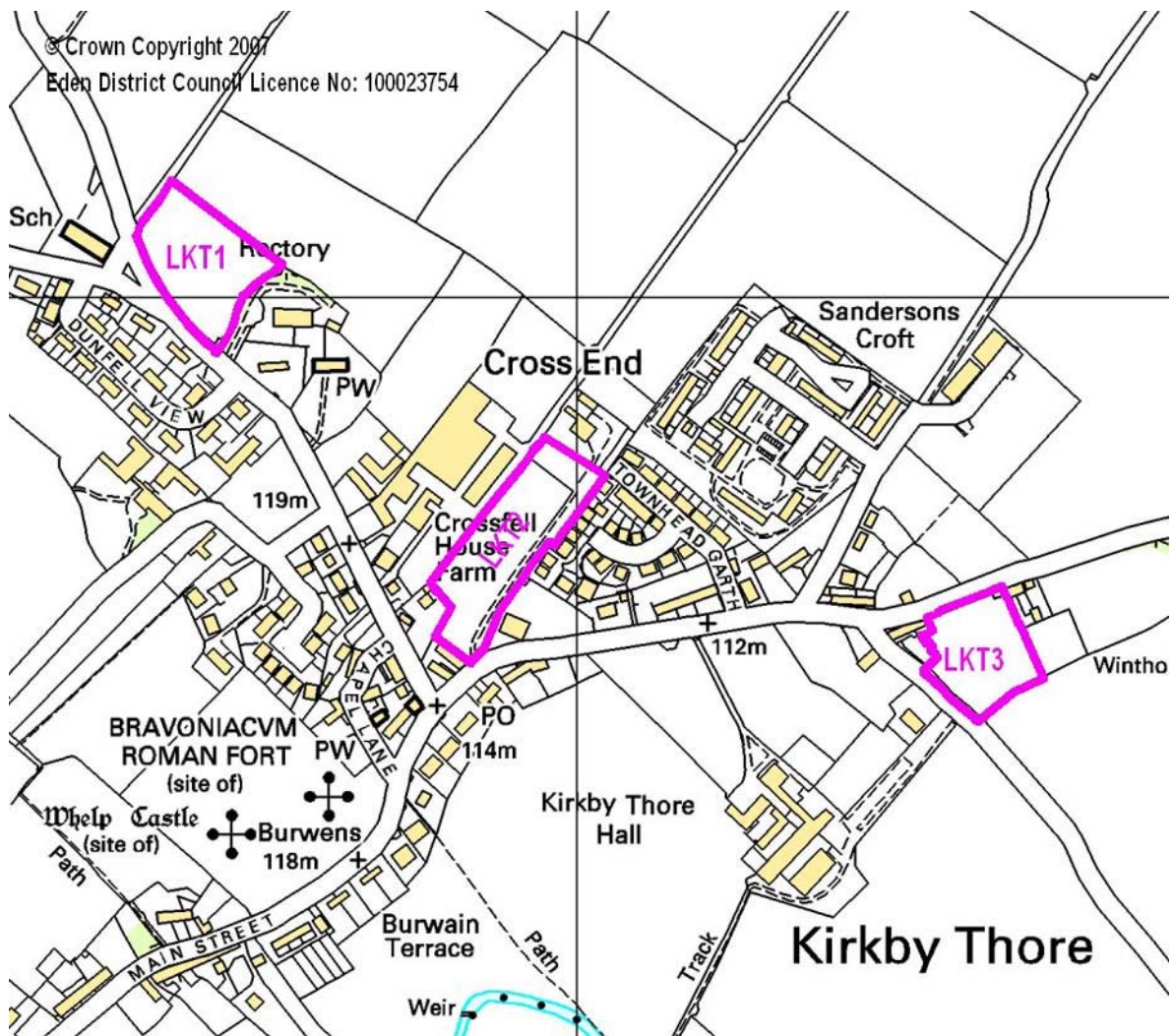
## Hackthorpe



The only comment made regarding LHA1 was from Cumbria County Council Highways department. They assume the site will be accessed via an extension of Pattinson Close estate road, to be laid out and constructed to adoption standards.

No new sites or extensions/alterations to the existing site were proposed in Hackthorpe in response to the Issues and Options consultation.

## Kirkby Thore



There were approximately fifteen responses to the initial sites proposed in the Issues and Options paper. Three respondents objected to all sites in the village because:

- The village already has enough housing estates (3)
- They do not want to see any more low cost/social housing (2)
- The village could not cope with a large increase in housing (2)
- The village has been used to house troublesome families in the past (2)

However, one of these respondents said they would not object to a small amount of owner occupier housing in the village for local people, and another said that if any development were to take place they would favour site LKT1 as it is closer to the school.

Site LKT1 received one supporting comment and a highways comment from Cumbria County Council Highways department. The highways comment stated that off site highway improvements would be necessary to provide acceptable road and junction layout and accommodate the existing demand for on-street parking as well as providing for the parking needs of any new development.

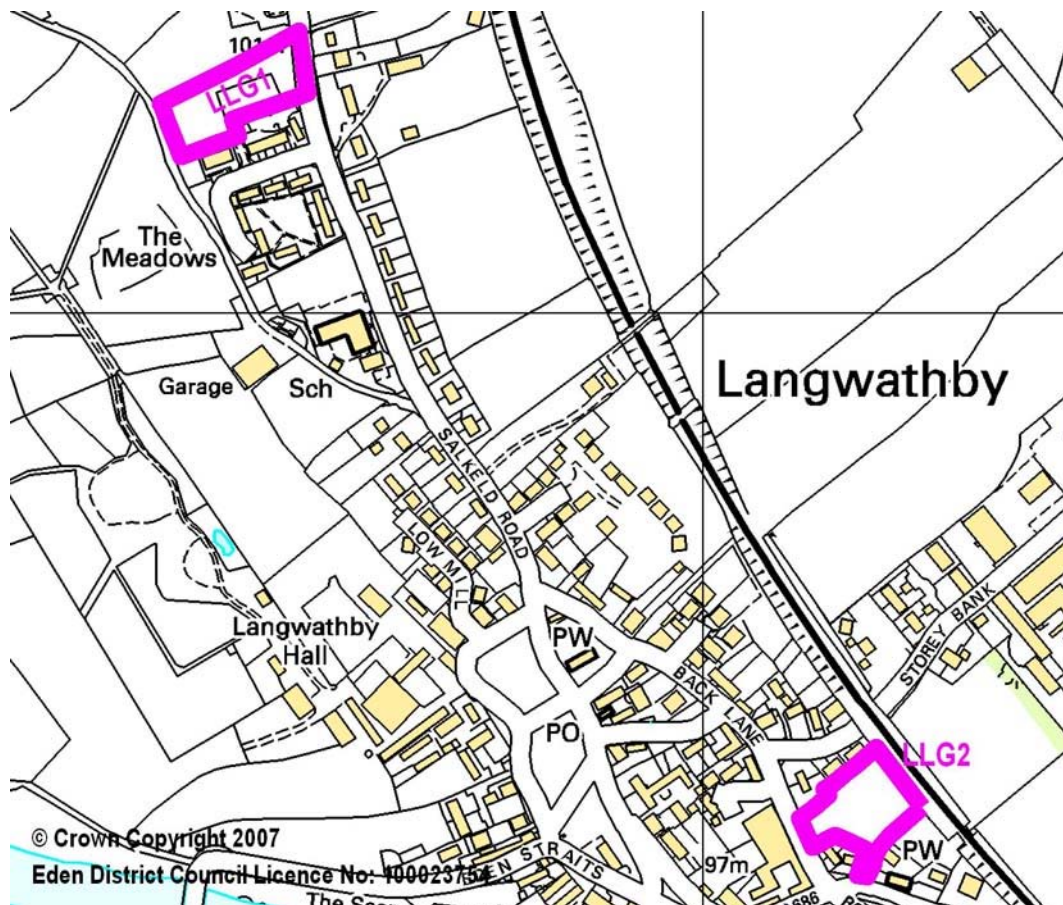
Site LKT2 received four comments, with one supporting and three objecting. Agents representing the owners of the site supported its inclusion and indicated it could be made available at an early date if required. The objections were that it was unsuitable for housing being next to a full time working dairy farm (2) and that a number of fine trees with Tree preservation Orders are in the site and around the boundary. There were also concerns about access to the site, although Cumbria Highways did not make any objections. One objector commented that the boundary had been drawn incorrectly and provided an alternative. One objector also did not think the site suitable for social rented housing.

Site LKT3 received four comments. One was in support, two to object and a comment from Cumbria County Council Highways department. The supporting comment stated that the site offers infill development for the village. The objections were that access could be problematic and dangerous (2) and that development could affect their personal amenity and privacy (2). Cumbria Highways commented that it is difficult to see that an acceptable access could be formed without land acquisition and demolition of existing properties, due to inadequate carriageway width, poor visibility and lack of adequate footways.

There were 4 new sites or extensions/alterations to existing sites proposed in Kirkby Thore in response to the Issues and Options consultation.



## Langwathby



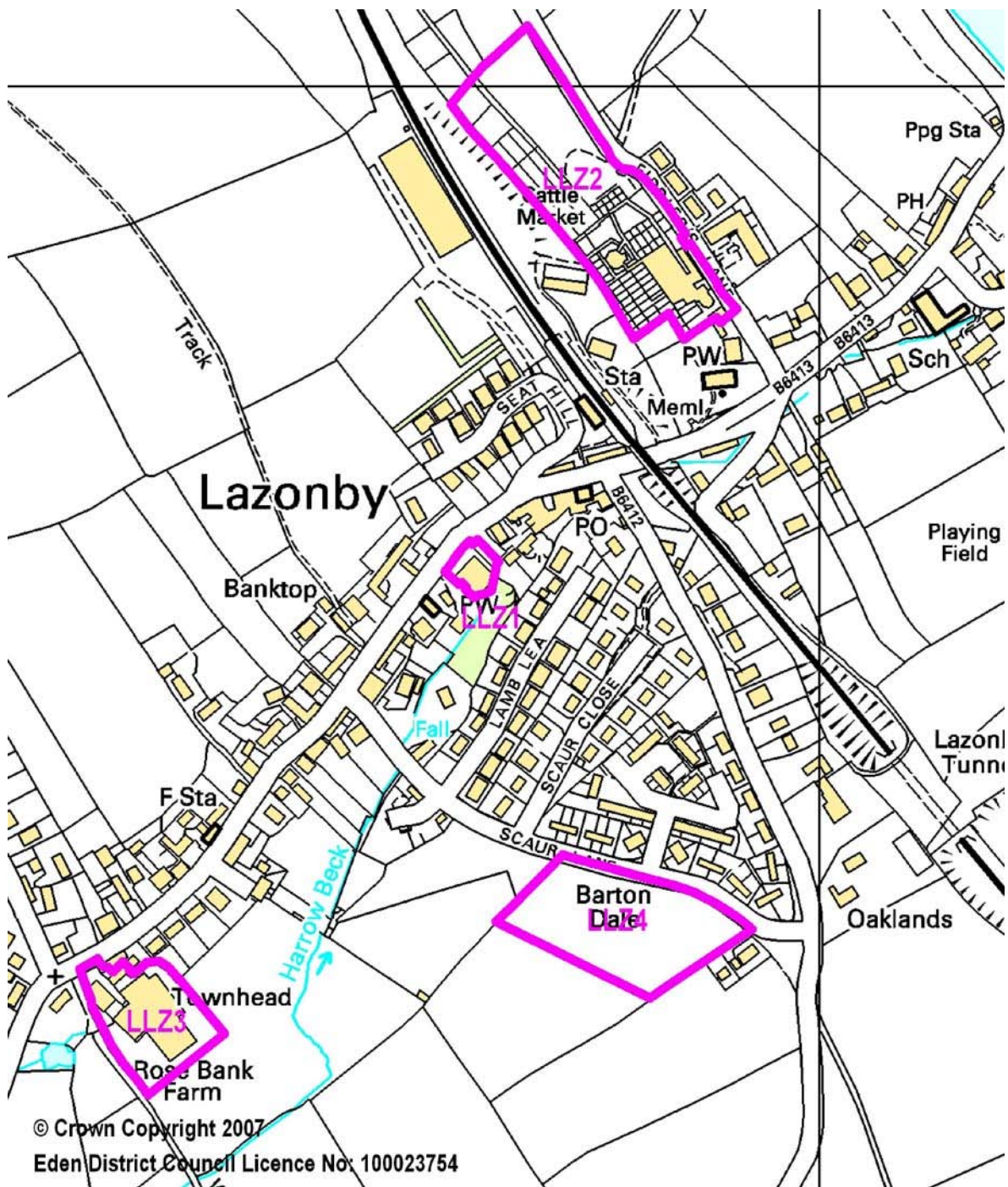
The only comments received were from Cumbria County Council Highways department and one objection to site LLG2.

There were no objections in principle from Cumbria Highways relating to site LLG1.

The comment from Cumbria Highways for site LLG2 was that access to A686 would not be desirable due to unsatisfactory road layout. The objection concerned the impact that a development for family homes would have on the residents of the existing neighbouring bungalows. They also felt that more appropriate locations exist within the village.

4 new sites were proposed in Langwathby in response to the Issues and Options consultation.

## Lazonby



Eight respondents commented upon the initial sites proposed in the Issues and Options paper. One individual objected to all of the sites, stating that the village has limited facilities and employment opportunities, the development would increase car use and create traffic problems, and that noise and light pollution will affect quality of life in the village and wildlife. This respondent would not like to see more than a handful of new homes built in the village.

Cumbria Highways also made the general comment that the Lazonby Community Travel Plan, to be prepared in 2007/08, will identify highway infrastructure



improvements necessary to better meet the highway and transport needs of the local community and it will be expected that the developer would contribute towards infrastructure improvements where appropriate.

Site LLZ1 received four responses, with two supporting, one objecting and the comment from Cumbria Highways. The reasons given by those supporting the site were that it is a brownfield site and has been derelict for many years. The objection concerned traffic from the site accessing the main street on a steep hill. Cumbria Highways commented that visibility with B6413 is poor due to existing retaining wall. Subject to this being resolved there would be no objections subject to detailed design of access layout and construction of access road laid out and constructed in accordance with Cumbria Design Guide.

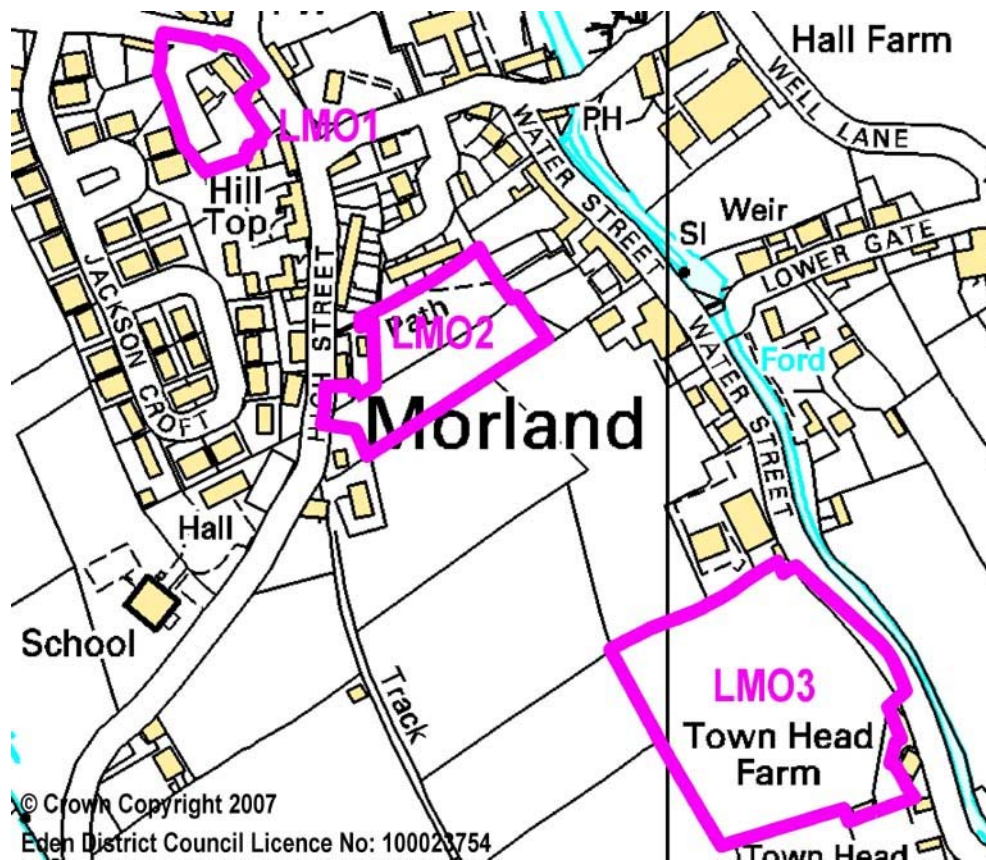
Site LLZ2 received six responses, with one supporting, four objecting and the comment from Cumbria Highways. The site was supported because it is a brownfield site that is used on an occasional basis for animal sales. The objections focused upon the key role that the mart plays for local farmers, the local economy and in providing local employment (2) and that developing the site would affect the character of the village (2). They also stated that the access lane is narrow and part of a major walking route (3). Cumbria Highways' comment was that Fiddlers Lane would need to be improved via carriageway widening, lighting and improved footway provision from the junction with B6413 to the point of access to the new development.

Site LLZ3 received one objection that it was a dangerous location from traffic and that developing the farm would affect the character of the village. The comment from Cumbria Highways was that the junction position with B6413 would not meet the Cumbria Design Guide criteria for junction spacing compared to the junction approximately opposite the site. The Junction location could perhaps be made acceptable by securing significant speed reduction via creation of a village 20mph zone and associated traffic calming measures, together with improved footway provision.

Site LLZ4 received objections from two respondents and the comment from Cumbria Highways. One objection was that the site does not relate well to the village envelope, while the other was concerned that traffic would have to access the main street at a very difficult junction by the village hall. The comment from Cumbria Highways was that pedestrian and vehicular access along Scaur Lane is constrained at various locations by parked vehicles, restricted carriageway width and lack of adequate footways. These issues would have to be resolved satisfactorily before the site could be considered acceptable in highway terms

4 new sites or extensions/alterations to existing sites were proposed in Lazonby in response to the Issues and Options consultation.

## Morland



Six respondents made comments about sites in Morland. One provided general comments about the village and the other five made comments about the individual sites in turn, with several making comments about more than one site. The general comments were that Morland does not have a significant employer in the village, lacks a shop, post office and regular bus route meaning that most trips will be made by car. The respondent also had concerns about the road and sewerage infrastructure's ability to cope with any significant development. Several respondents also recognised the sewerage infrastructure requirements for development of the sites.

Site LMO1 received two comments supporting the site and the comment from Cumbria Highways. Those supporting did so in principle providing adequate car parking was provided and suggested that 6 houses may be more appropriate for the site. They also recognised that there may be contamination issues due to the site's previous use. Both felt that good design was critical and one suggested bungalows for the site. Cumbria Highways commented that the preferred access point would be via the Strickland Road, though it would be desirable to improve footway provision at this location. Otherwise there were no objections subject to detailed design of acceptable junction layout and visibility splays.

Site LMO2 received five comments, with three supporting, one objecting and the comment from Cumbria Highways. One of the responses supporting the site was from the owners who support the site providing affordable housing for local families. Other comments from those supporting the site included a suggestion for a reduced

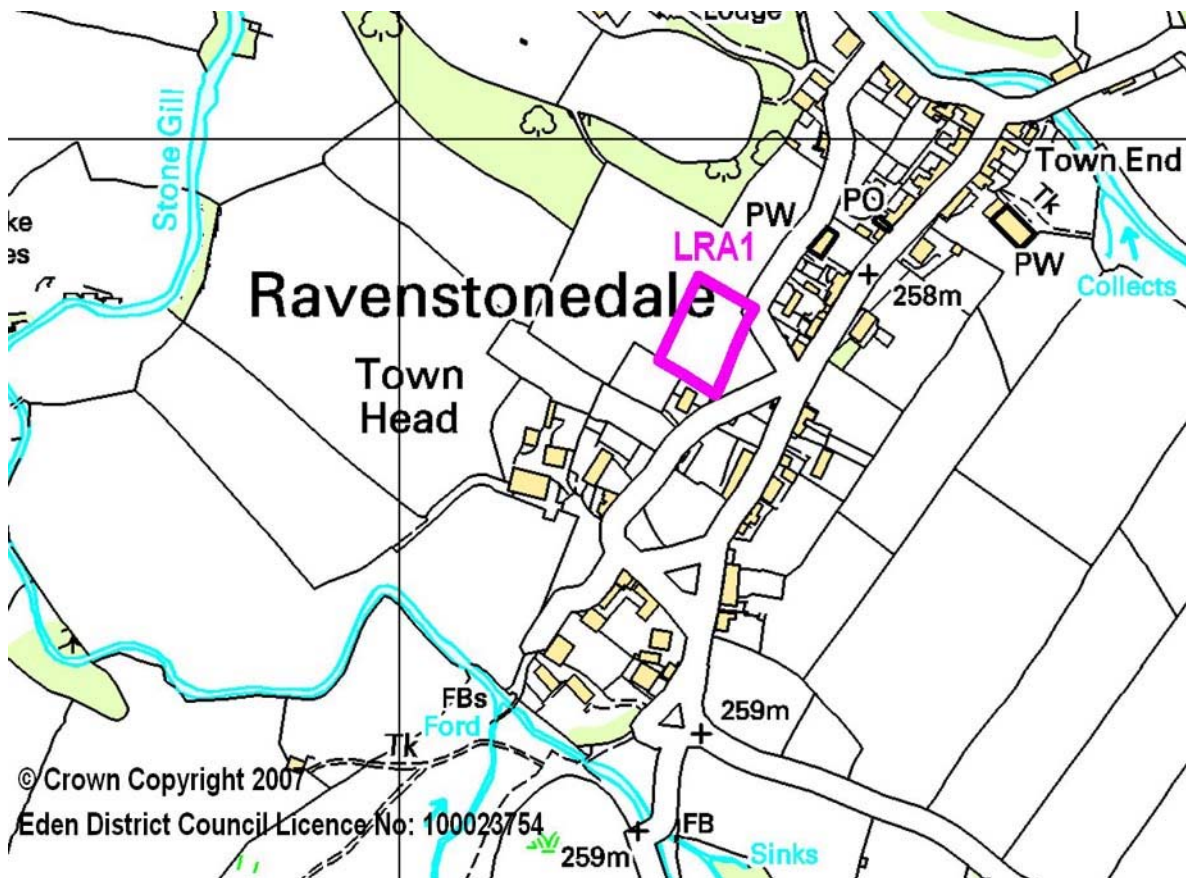
number of houses (fifteen) and that there is a public footpath that would need to be maintained. The objector felt that the size of the development would be excessive and urbanise that part of the village. Cumbria Highways commented that it is difficult to see that an acceptable access could be formed without land acquisition and demolition of existing properties, due to poor visibility and lack of site frontage to create an acceptable junction.

Site LMO3 received five comments, with four objecting and the comment from Cumbria Highways. The objections were that the site seems disproportionately large (4), would adversely impact upon the landscape character of the village (2) and would cause artificial growth in the village (1). There was also concern that the infrastructure was not in place to support such development (2) and it would cause flooding problems (1). Cumbria Highways commented that acceptable junction visibility is difficult to achieve due to a bend in road. Water Street is restricted by carriageway width, parked cars and lack of adequate footways. Water Street is capable of being widened via water course culverting and highway widening, but presumably land acquisition would be required

1 new site was proposed in Morland in response to the Issues and Options consultation.



## Ravenstonedale



Site LRA1 in Ravenstonedale received twenty four comments, with two supporting the site, nineteen objecting and three making comments. The comments expressed concerns that development would increase traffic (2), that 7 was too many houses (1) and a sympathetic development with good design was critical (1). Cumbria Highways commented that it is not clear where site access would be taken from - assumed to be northeast corner of site. In this case there would be no objections subject to detailed design of acceptable junction layout, provision of adequate visibility splays and widening of highway leading to site.

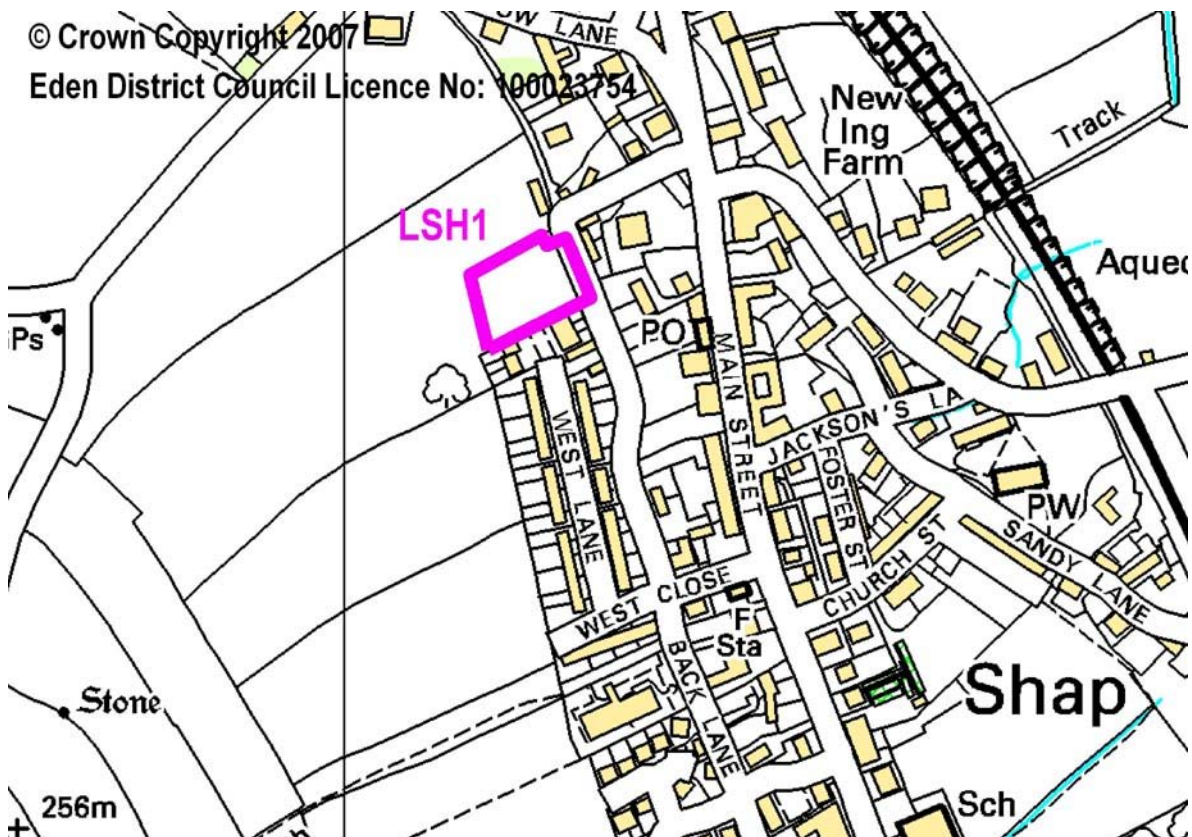
Those supporting wanted to see affordable housing for young local people who live and work in the parish already (1) but did not want to see it sold to a Housing Association (1). One also commented that they understood the owner had no intention of releasing the site at the moment.

The objections covered a large number of issues, with the main objections being:

- Access and traffic (existing and additional) around the site and the lack of pavements (11)
- Concerns about tenants of existing/previous social housing in the village (6)
- That the site is in a conservation area (6)
- The impact development could have on the adjacent Dickie Green, which is common land (4)

No new sites were proposed in Ravenstonedale in response to the Issues and Options consultation, although 'a site adjacent to Greenside at the bottom end of the village' was mentioned by one respondent.

## Shap



There were two comments relating to site LSH1.

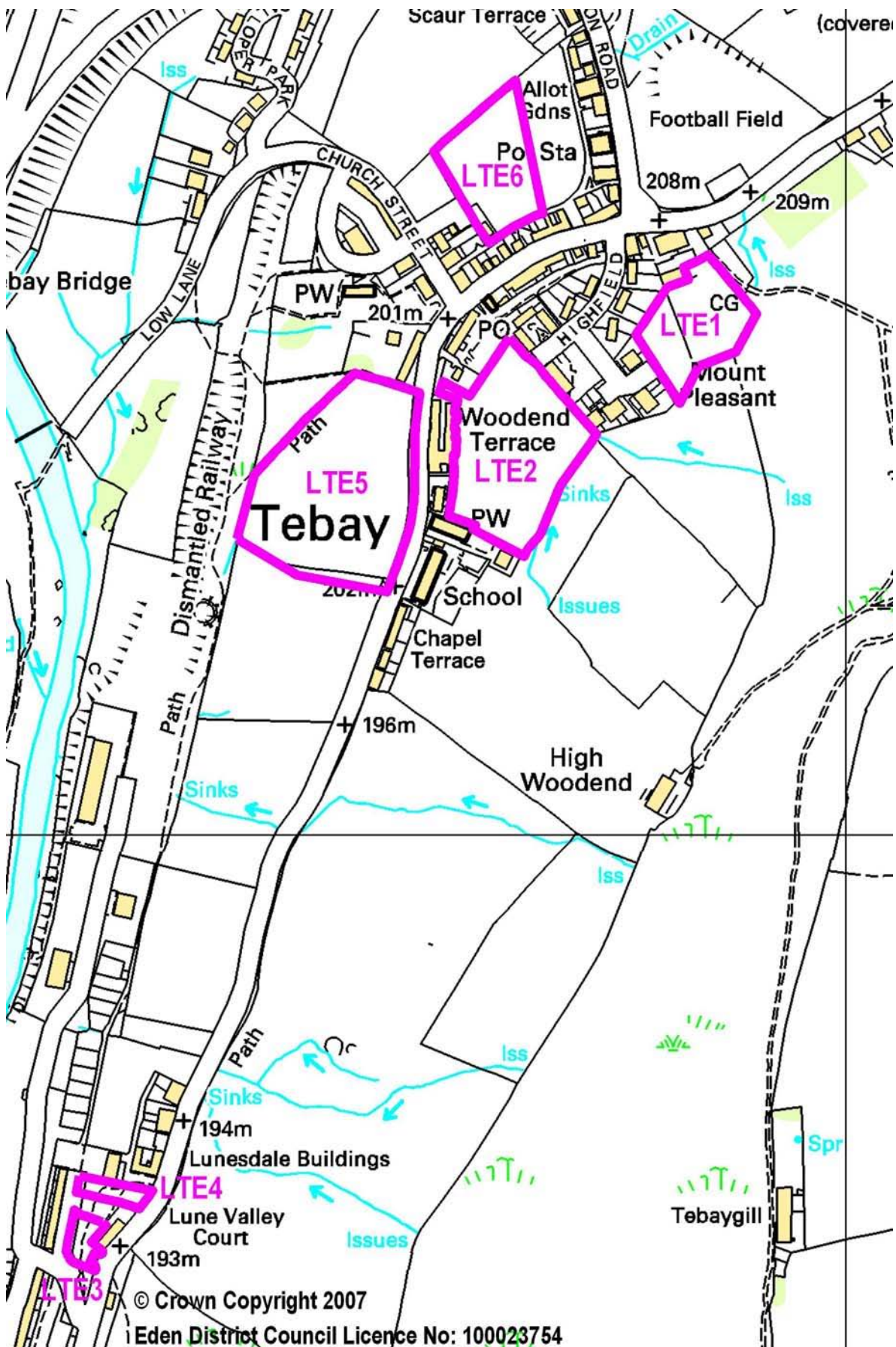
Cumbria Highways commented that they had no objections if accessed via an extension of West Lane. However, Back Lane is not suitable by virtue of inadequate width and surface.

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 the most appropriate solution. They would therefore wish to avoid further development draining to this works until they have a resolution to the Sewage Treatment Works problem.

9 new sites were proposed in Shap in response to the Issues and Options consultation.



## Tebay



Five respondents commented upon the initial sites proposed in Tebay.

Site LTE1 received one comment from Cumbria Highways that assumes access via Highfield. They stated that the existing highway layout is less than ideal, due to high level of car parking on Highfield, visibility at junction is poor to the left due to retaining wall and adjacent property. No objections provided that these problems can be alleviated by off site highway improvements.

Site LTE2 received one comment from Cumbria Highways that it is difficult to create acceptable access to A685 due to restricted site frontage and lack of adequate visibility.

Site LTE3 received one comment from Cumbria Highways that assumes access via Lune Valley Court - no objections provided overall development results in a layout that meets Cumbria Design Guide requirements.

Site LTE4 received one comment from Cumbria Highways that assumes access via Lune Valley Court - no objections provided overall development results in a layout that meets Cumbria Design Guide requirements.

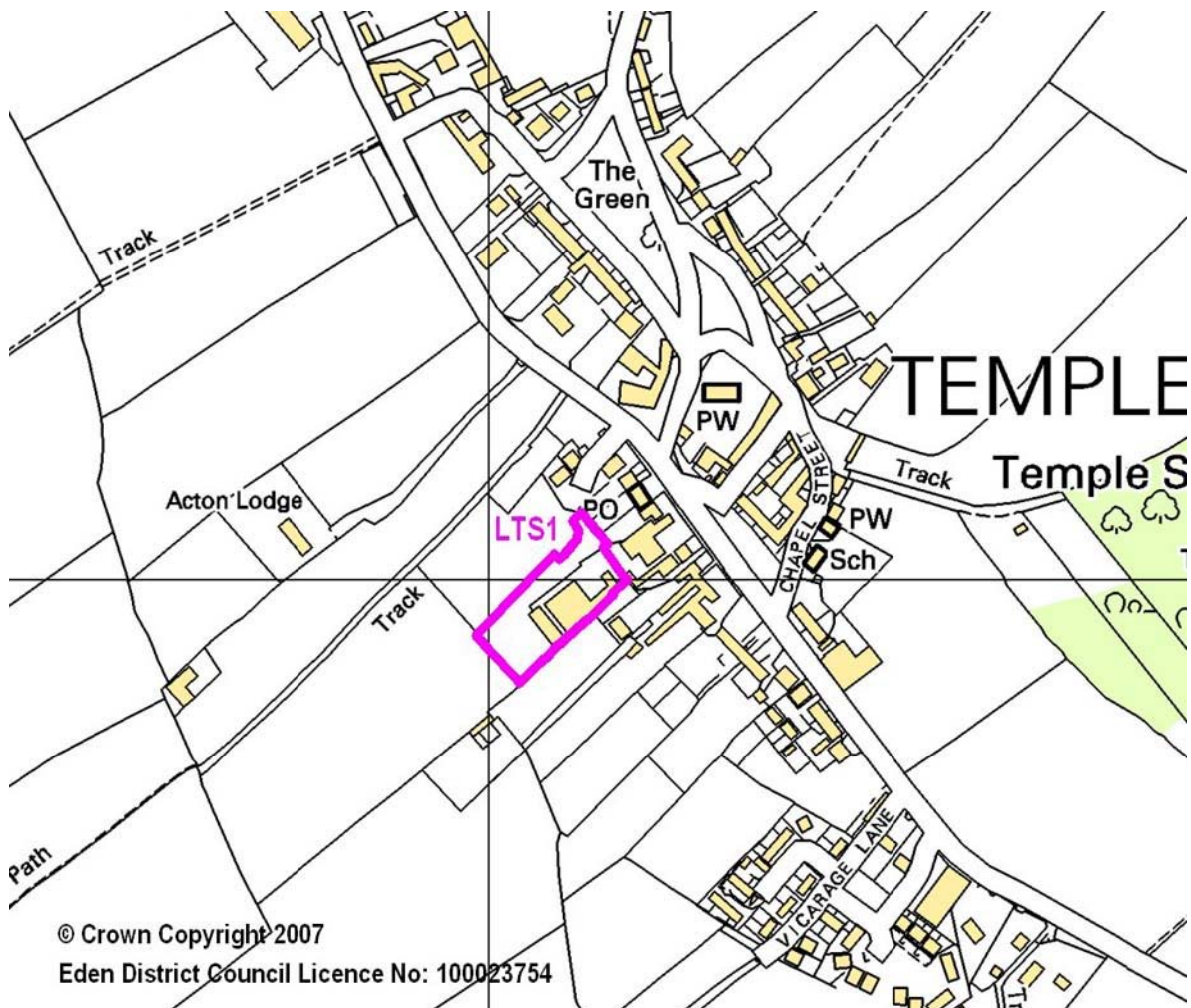
Site LTE5 received four comments, with two supporting, one objecting and the comment from Cumbria Highways. The supporting comments were that it is central to the village, is close to the school and that there is a need for more reasonably priced new housing in the village. It was suggested that access may be provided via the new road serving the Sidings Estate. The objector commented that the site was disproportionately large for the village and would adversely impact on the landscape setting of the village. Cumbria Highways commented that the A685 is constricted due to parked cars and that carriageway widening is required to accommodate a 6m carriageway and parking facilities.

Site LTE6 received two responses. One of these was from the owners, supporting the site and stating that all the services are in place. The second response was from Cumbria Highways who commented that improved footway provision is required on Church Road.

Cumbria Highways also commented that the aggregated proposals would create a significant traffic and environmental impact in Tebay, which should be mitigated via developer contributions to highways and transport infrastructure improvements.

1 new site was proposed in Tebay in response to the Issues and Options consultation.

## Temple Sowerby



There were three comments relating to site LTS1, with two supporting the site and the comment from Cumbria Highways.

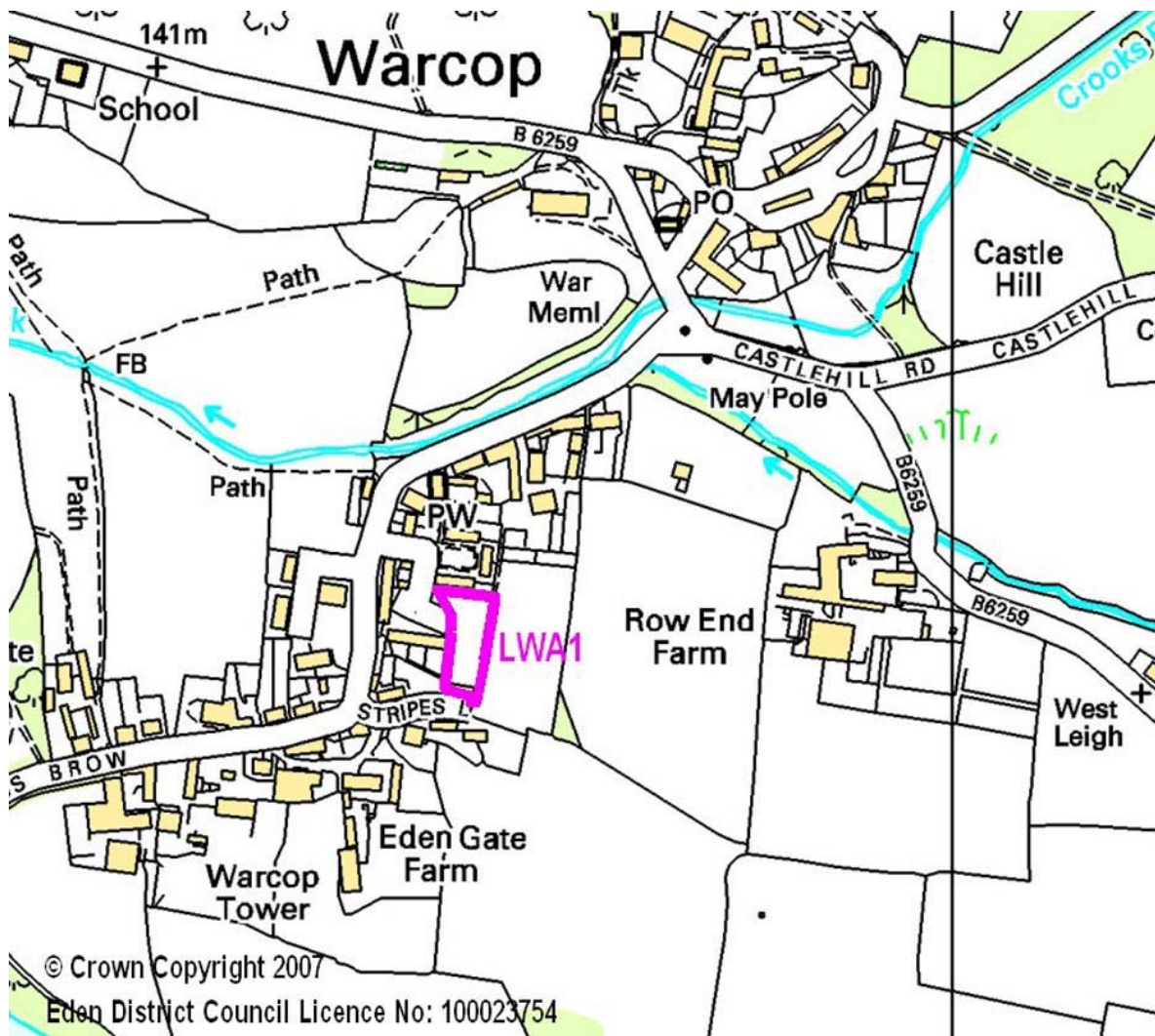
Those supporting the site cited good access (2), proximity to other similar sized development and that services are in place as reasons to develop the site.

Cumbria Highways commented that they had no objections assuming that site can be accessed via existing residential estate road.

4 new sites were proposed in Temple Sowerby in response to the Issues and Options consultation.



## Warcop



Site LWA1 received two comments.

The first was from Warcop Parish Council supporting the site to provide affordable housing in the village.

Cumbria Highways then commented that they had no objections assuming that site can be accessed via existing residential estate road

7 new sites were proposed in Warcop in response to the Issues and Options consultation.

## **Local Service Centres with no sites within the Issues and Options paper**

A number of the potential Local Service Centres in the Core Strategy Preferred Options paper did not have any initial sites proposed in the Housing Development Plan Document Issues and Options paper.

A number of new sites were proposed in these villages in responses to the Issues and Options paper. The number of new sites proposed for these potential Local Service Centres is as follows:

### **Clifton**

There was 1 new site proposed in Clifton.

### **Great Asby**

There was 1 new site proposed in Great Asby.

### **Great Salkeld**

There was 1 new site proposed in Great Salkeld.

### **Greystoke**

No new sites were proposed in Greystoke.

### **High Hesket**

There was 1 new site proposed in High Hesket.

### **Kirkoswald**

No new sites were proposed in Kirkoswald.

### **Long Marton**

There were 3 new sites proposed in Long Marton.

### **Nenthead**

No new sites were proposed in Nenthead.

### **Orton**

There were 3 new sites proposed in Orton.

### **Stainton**

There were 7 new sites proposed in Stainton, with a further 2 for consideration for the end of plan period (i.e. 15 years time).

## Other Villages/Rural Areas

More than 40 new sites were proposed in other villages and Rural Areas in response to the Issues and Options consultation.

These sites were generally well spread across the district and within different sizes of villages.

The villages that had more than one site proposed for them were:

- Blencarn
- Brackenber
- Cliburn
- Culgaith
- Kings Meaburn
- Newbiggin (Stainton)
- Newbiggin on Lune

It should be noted that those people proposing sites in rural areas were not always offering them to provide affordable housing, which is likely to be required for these areas. As a result further discussions are likely to be needed in order to clarify this issue.

In addition, Cumbria County Council commented that it is considered that none of the three settlements in 'Other Villages', i.e. Crosby Ravensworth, Plumpton Head and Southwaite are considered to be Local Service Centres. Consequently, it is considered that the sites identified in each should be considered under the exceptions policy route, where an identified affordable housing need would have to be identified in order to accord with Structure Plan Policy ST7 before they could be allocated.

This comment would also apply to all new sites proposed in rural areas.



## What Happens Next?

This report, together with responses to the policy questions 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:

- Consult on the new additional sites that have been proposed in response to the Housing Development Plan Document Issues and Options paper in April.
- Environment Committee to agree criteria for approving or rejecting sites for the Development Plan Document Preferred Options paper. This will take place in June.
- Environment Committee to consider and approve the Housing Development Plan Document Preferred Options for consultation in September 2008.

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