

Appleby

This area profile for Appleby sets out some information about the town and shows in more detail the site allocations considered. Maps for each are provided. Details of how sites were selected for Appleby are available in a separate Housing Sites Technical paper.

About Appleby

Appleby is a market town serving the Westmorland area and lies on a bend on the River Eden. It is approximately 14 miles to the south east of Penrith. The town has a station on the Settle to Carlisle railway line, and is on or near to the Cumbria Cycle Way, the Westmorland Way, the Pennine Way and the Coast to Coast path. The A66 trans-Pennine trunk road, which now bypasses the town, provides access to Penrith and the M6 and the A1 at Scotch Corner. The Parish of Appleby contains the wards of Appleby and Bongate.

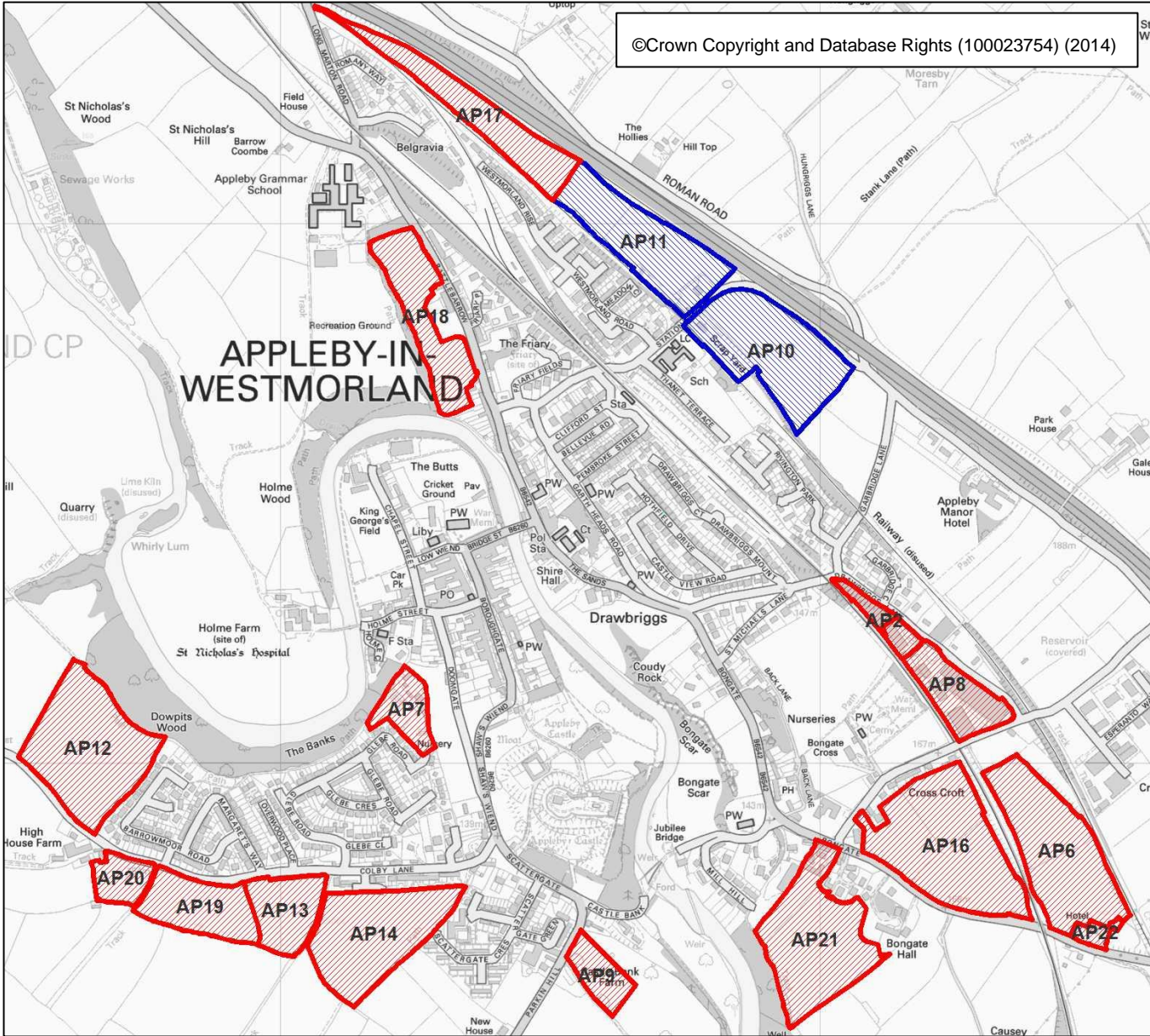
Key Facts - Appleby Parish

Population at 2011	3,048
% Population change 2001-11	6.3%
Number of dwellings	1,545
Number of long term empty dwellings 2014	42
Second & holiday homes 2014	41
% Second & holiday homes 2014	2%
Median household income 2012 (average ward)	£27,499
Median house price (average ward)	£200,610
Median house price to household income ratio (average ward)	7.3
Lower quartile house price to household income (average ward)	11.4
Affordable housing need	23
Households with no car	239

(Sources: Office of National Statistics, Census 2011, Council Tax Data, CACI. House price and incomes data is the average of ward level data for Appleby and Bongate wards.)

Map showing sites in Appleby

	Blue boundary - Preferred sites proposed for allocation
	Red boundary - Sites assessed and not proposed for allocation

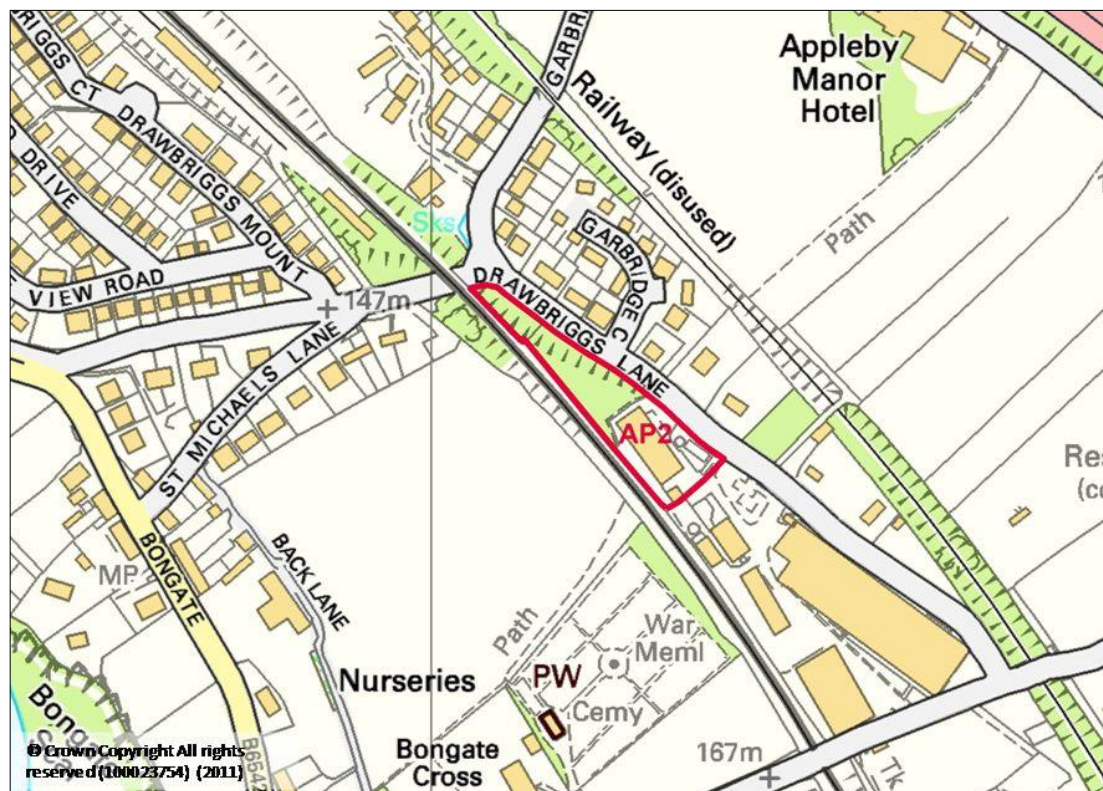


Site Assessments

AP1 - Colby Lane, Appleby

Site AP1 (Colby Lane) was included in earlier round of consultation but has been removed as it has now been developed (case reference 07/0962)

AP2 - Drawbriggs Lane, Appleby



AP2 - Drawbriggs Lane, Appleby	
Is this site proposed for development?	No
Size	0.64 hectares (it should be noted that this site partly overlaps with part of site AP8)
Potential Number of Houses	19
Brownfield?	Yes
Description	<p>The site is a level brownfield site with no topographical constraints. There are a number of industrial buildings on the site. Due to the scale and materials of construction the buildings are not suitable for conversion or reuse for residential uses. The site has an existing access which served the previous commercial use.</p> <p>There are a number of trees on the site. A Public Right of Way passes through the centre of the site. Although the adjacent sites are in commercial use they are also identified as part of this housing process under references AP8 and AP6. Other neighbouring uses are residential and the Settle-Carlisle Railway. The site is located within the settlement of Appleby. The development of the site would respect the current form of the settlement within this area.</p>
Is the site suitable?	This site was considered suitable in the SHLAA but is not currently proposed for development.
Is the site available?	The site does not appear to be in use and therefore it is considered that the site is potentially available.
Is the site achievable?	Currently unknown
When will the site be developed?	No live / extant residential applications on the site. The site is not currently proposed for development.
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Brownfield site. • Located within settlement. • Level site. • Site not within flood zones 2 or 3. • Served by current acceptable access. • No Schedule Ancient Monuments within 250m of site. • No impact on settings of nearest listed buildings. • No environmental designations within 250m of site. <p>Issues to consider</p> <ul style="list-style-type: none"> • Due to previous industrial use, site would require at least a Phase 1 assessment (desk top study, site walkover and preliminary risk assessment) and possibly a Phase 2 assessment (site investigation)

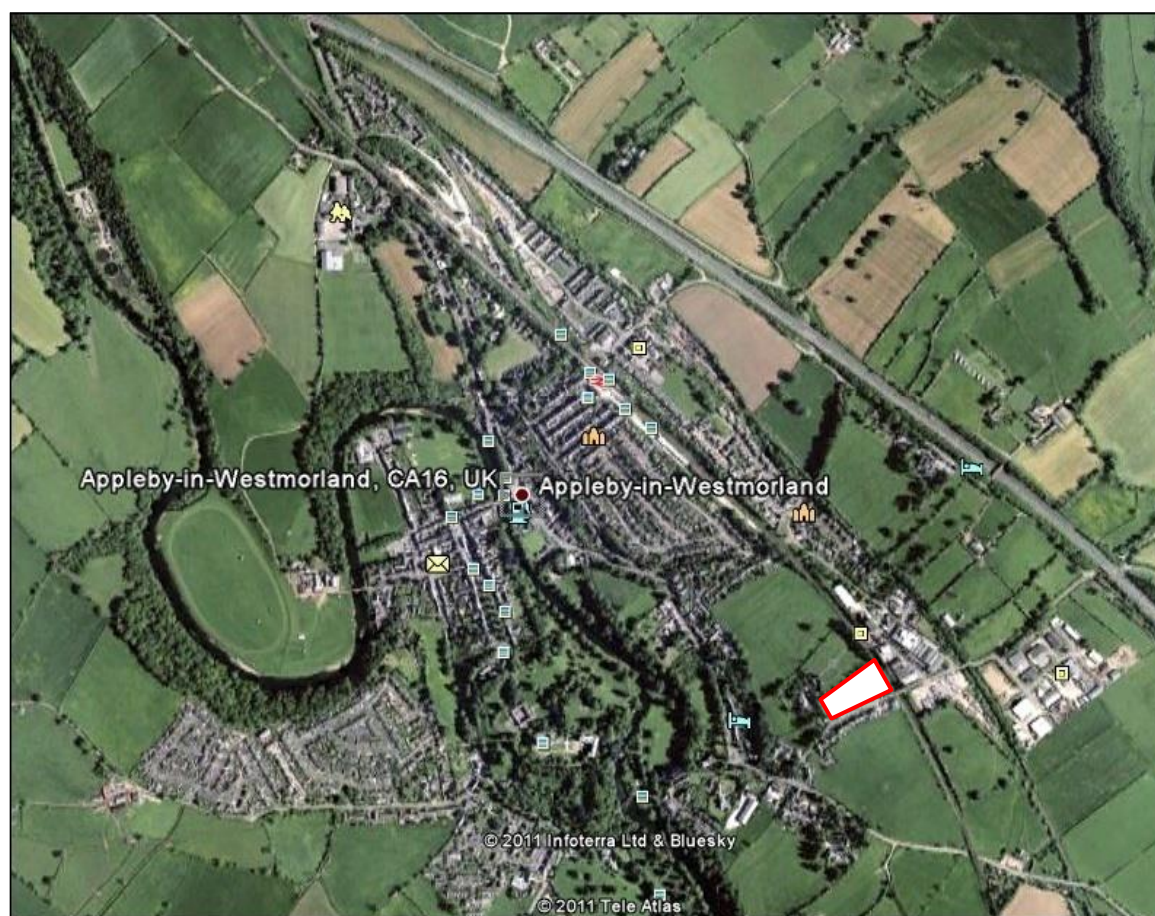
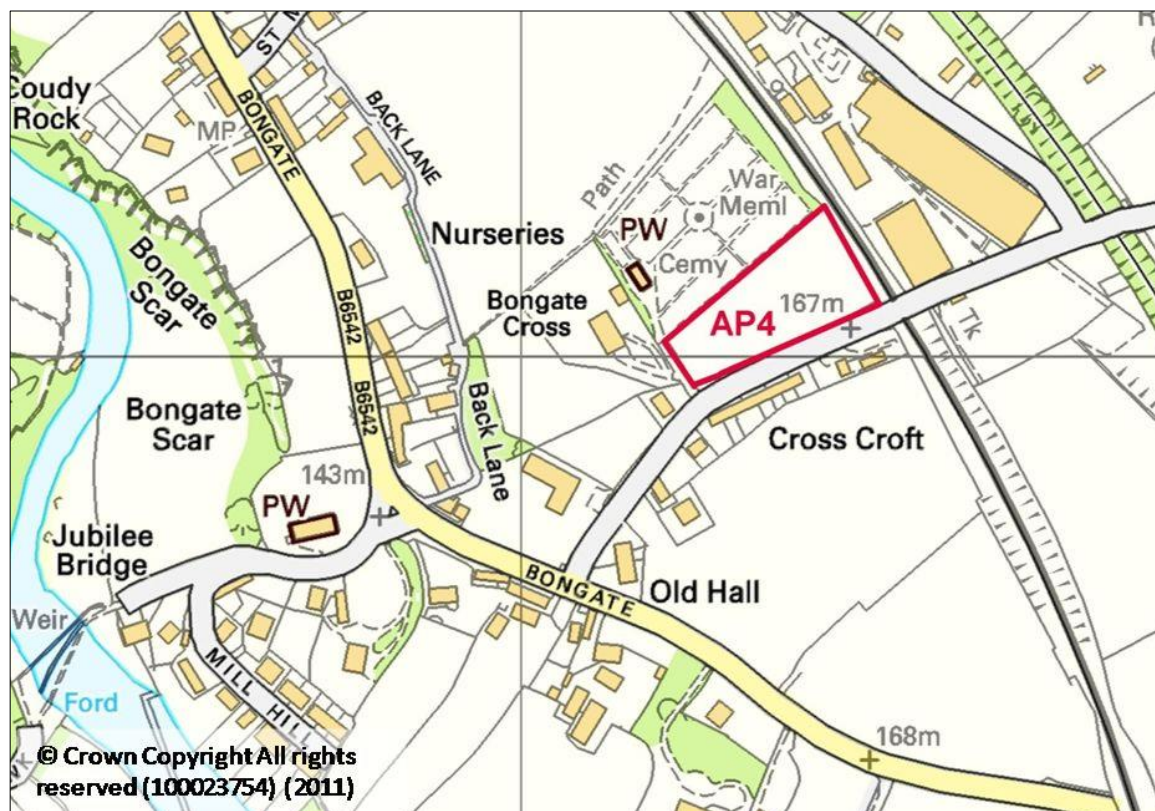
	<p>prior to any planning decision being taken.</p> <ul style="list-style-type: none"> • Part of site within conservation area. • Right of way passes through the site. • Trees on site. • Within 5m of a main river. • Potential for road and rail noise disturbance. • There are capacity issues with the Drawbriggs culvert so any discharge of surface water to this culvert will require attenuation. It is possible that a drainage strategy will be required if more than one site is likely to be developed as piecemeal development may cause problems in the future. • Adequate junction with Drawbriggs Lane is achievable subject to visibility splay. The existing highway infrastructure surrounding these sites has a number of actual and potential problems e.g. poor visibility at Bongate junction (at Old Hall); capacity/safety of mini roundabout at Drawbriggs Lane; accessibility for pedestrians and cyclists; increased traffic volume on The Sands with potential for increased pedestrian/vehicle conflict. The cumulative impact of the developments would need to be assessed and mitigation measures implemented.
Public consultation response	No comments made.
Source/Reason it is proposed	<p>Identified in the Urban Capacity Study. Identified in the National Land Use Database.</p> <p>The site was identified within the SHLAA which found "suitable only if site AP8 is developed and subject to review of employment land."</p>

The site has a score of 80% with the higher the score the more preferable the site subject to overcoming issues raised.

AP3 - Site opposite Old Dairy, Appleby

Site AP3 - Site Opposite Old Dairy, Appleby was included in the Issues and Options consultation document but has been removed as its size falls below the threshold for allocation.

AP4 - Site Adjacent to Appleby Cemetery, Appleby



AP 4 - Site Adjacent to Appleby Cemetery, Appleby	
Is this site proposed for development?	No
Size	0.76 hectares
Potential Number of Houses	23 at 30 d.p.h.
Brownfield?	No
Description	This is a level Greenfield site with a slight slope but with no major topographical constraints. The site is served by an existing access. There are hedgerows on the field boundaries. There are a number of trees on the site which appear to be of limited significance due to their condition. Neighbouring uses are residential and a cemetery. The site is located within the settlement of Appleby. The development of the site would respect the current form of the settlement within this area.
Is the site suitable?	The site was considered suitable in the SHLAA but is not currently proposed for development.
Is the site available?	The site appears to be utilised for grazing and therefore any agricultural tenancies would need to be terminated to allow the site to become available.
Is the site achievable?	Currently unknown.
When will the site be developed?	No live / extant residential applications on the site. The site is not currently proposed for development.
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Located within settlement. • No topographical constraints. • Site not within flood zones 2 or 3. • Site is currently an agricultural field and unlikely to have any significant land quality issues. <p>Issues to consider</p> <ul style="list-style-type: none"> • Greenfield site. • Access arrangements - no problem forming new estate road junction. The existing highway infrastructure surrounding these sites has a number of actual and potential problems e.g. poor visibility at Bongate junction (at Old Hall); capacity/safety of mini roundabout at Drawbriggs Lane; accessibility for pedestrians and cyclists; increased traffic volume on The Sands with potential for increased pedestrian/vehicle conflict. The cumulative impact of the developments would need to be assessed and mitigation measures implemented. • There are capacity issues with the Drawbriggs culvert so any discharge of surface water to this culvert will require attenuation. It is possible that a drainage

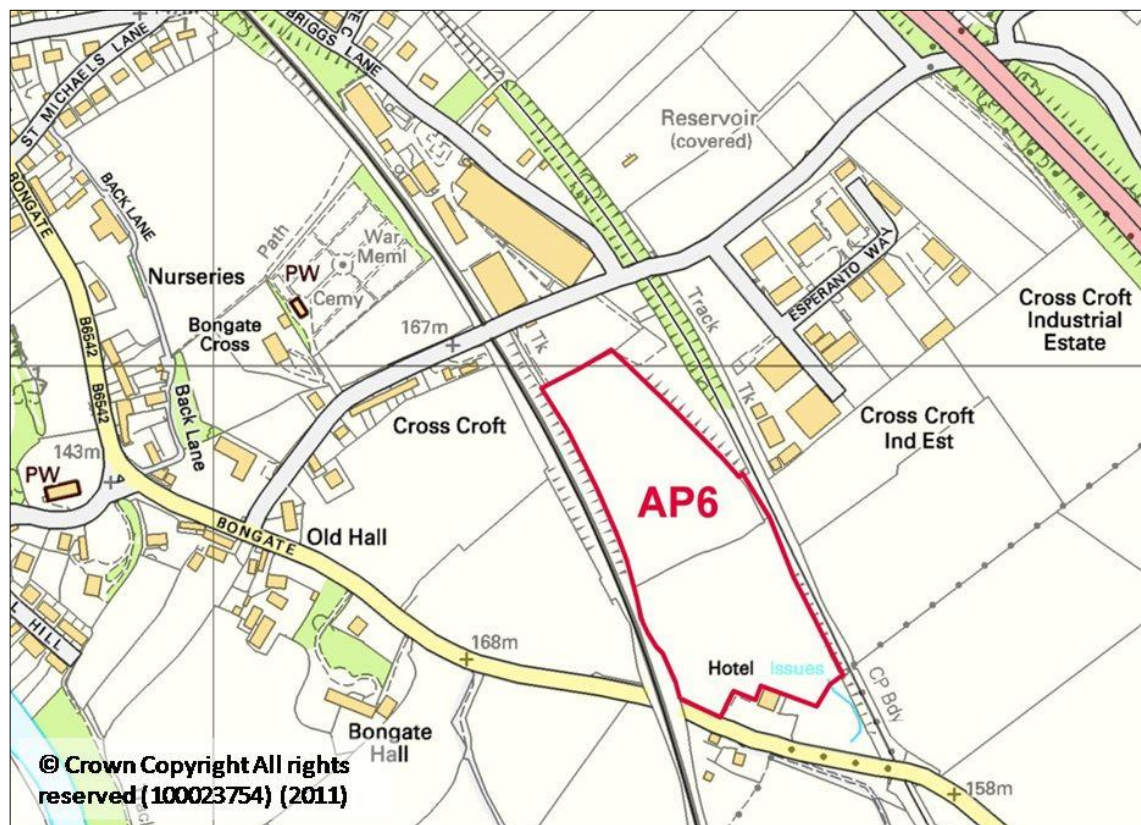
	strategy will be required if more than one site is likely to be developed as piecemeal development may cause problems in the future.
Public consultation response	No comments made.
Source/Reason it is proposed	Identified in the Urban Capacity Study. The site was identified within the SHLAA which found "suitable provided the capacity of Cross Croft / Bongate junction is improved".

The site has a score of 77% with the higher the score the more preferable the site subject to overcoming issues raised.

AP5 - Back Lane, Appleby

This site received planning permission for development of 142 dwellings in 2012 (Case Reference: 11/0989).

AP6 - Cross Croft, Appleby





AP6 - Cross Croft, Appleby

Is this site proposed for development?	No
Size	4.18 hectares
Potential Number of Houses	125 at 30 d.p.h.
Brownfield?	No
Description	<p>The site is a Greenfield site. The site has a slight slope but no major topographical constraints. The site has an existing access which is limited between the haulage yard and the railway. Improvements would be required. There are a number of trees on the site.</p> <p>Adjacent land use is industrial and a haulage park which has potential to impact on the development site if they are unrestricted in operation times. The site is located at the edge of the settlement of Appleby. The development of the site would respect the current form of the settlement within this area although extending it.</p>
Is the site suitable?	The site was considered suitable in the SHLAA but is not currently proposed for development.
Is the site available?	The site has been confirmed as remaining available. The site appears to be grazed and therefore any relevant agricultural tenancies would need to be terminated to

AP6 - Cross Croft, Appleby	
	allow the site to become available.
Is the site achievable?	Currently unknown.
When will the site be developed?	No live / extant residential applications on the site. The site is not currently proposed for development.
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Located within settlement. • Level site. • Site not within flood zones 2 or 3. • No Schedule Ancient Monuments within 250m of site. • No impact on settings of nearest listed buildings. • No environmental designations within 250m of site. <p>Issues to consider</p> <ul style="list-style-type: none"> • Access issues. • Within 250m of conservation area. • Adjacent to a haulage park. • The site does not associate particularly well with the residential areas of Appleby and instead relates more with the adjacent industrial estate. It does offer excellent views over the Eden Valley, but its development would extend the built edge of Appleby into open countryside. • There are capacity issues with the Drawbriggs culvert so any discharge of surface water to this culvert will require attenuation. It is possible that a drainage strategy will be required if more than one site is likely to be developed as piecemeal development may cause problems in the future. • An acceptable junction can be formed, though visibility is poor considering the number of properties under consideration for this site. Detailed junction assessment may indicate need to restrict the extent of development. The existing highway infrastructure surrounding these sites has a number of actual and potential problems e.g. poor visibility at Bongate junction (at Old Hall); capacity/safety of mini roundabout at Drawbriggs Lane; accessibility for pedestrians and cyclists; increased traffic volume on The Sands with potential for increased pedestrian/vehicle conflict. The cumulative impact of the developments would need to be assessed and mitigation measures implemented. • The site is bordered by two railway lines so depending on the details of the development there could be issues.
Public consultation response	No comments received.

AP6 - Cross Croft, Appleby

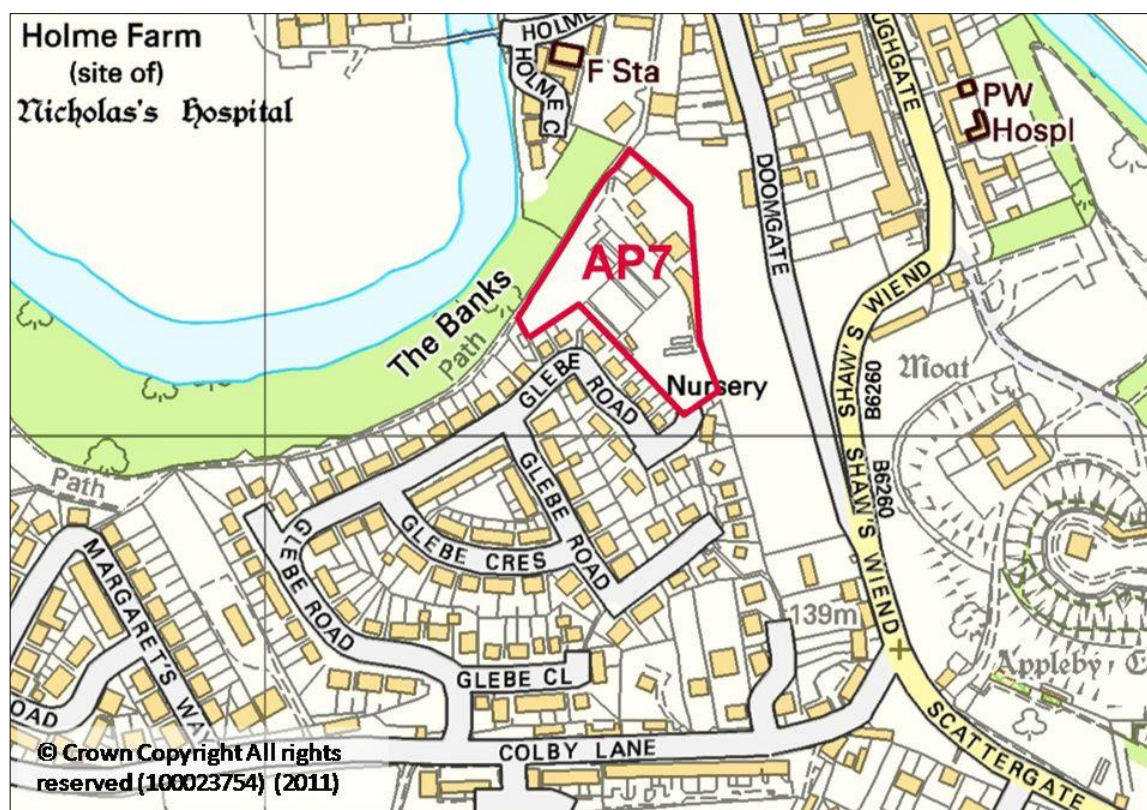
Source/Reason it is proposed

Proposal from the Eden Local Plan Review consultation.

The site was identified within the SHLAA which found "suitable in the long term provided access and infrastructure issues are resolved."

The site has a score of 78% with the higher the score the more preferable the site subject to overcoming issues raised.

AP7 - Bank's Nursery, Appleby





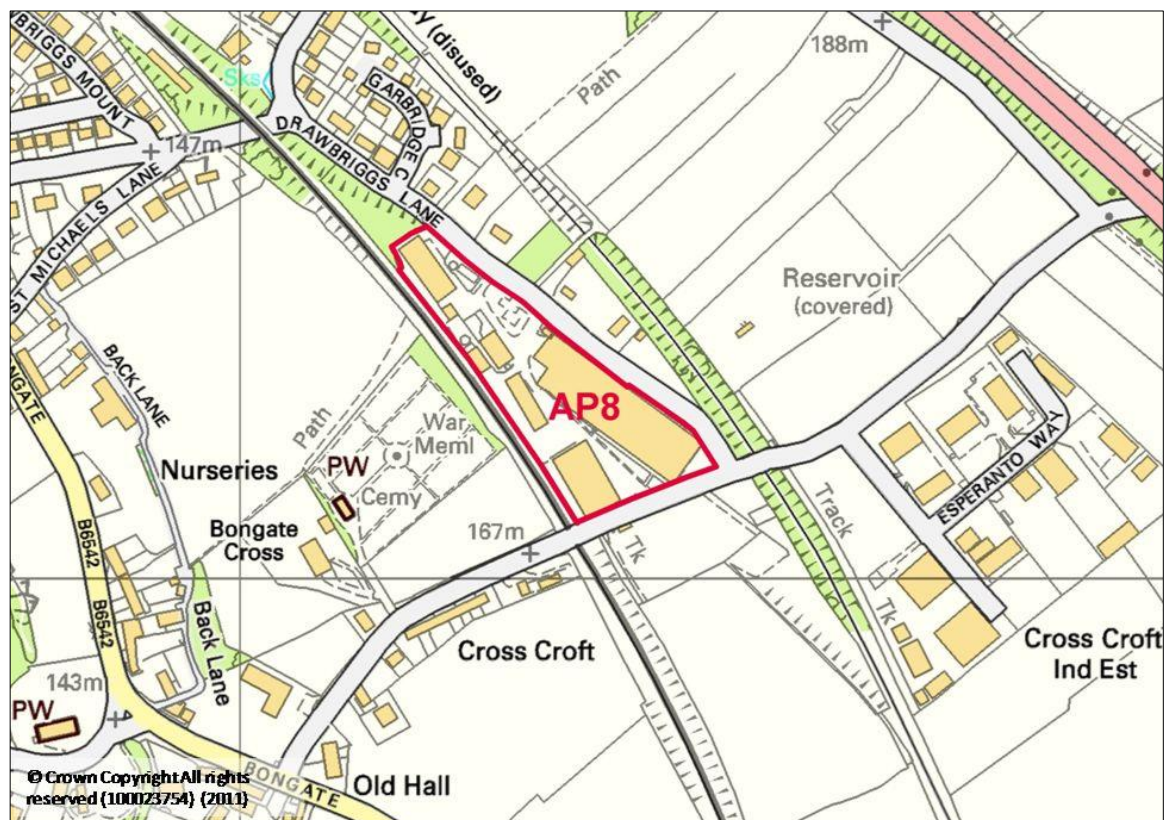
AP7 - Bank's Nursery, Appleby

Is this site proposed for development?	No
Size	1.02 hectares
Potential Number of Houses	31 at 30 d.p.h.
Brownfield?	Yes
Description	<p>The site is a Brownfield site. The site is an elevated sloping site which has topographical constraints. There are a number of buildings on the site associated with the nursery business. The buildings are not suitable for conversion for residential uses.</p> <p>The site has an existing access which serves the Nursery. There are hedgerows on the boundaries and a number of trees on the site. There is a Public Right of Way at the edge of the site. Residential uses surround the site. The site is located within the settlement of Appleby. The development of the site would respect the character of the area.</p>
Is the site suitable?	The site was identified as suitable in the SHLAA but is not currently proposed for development.
Is the site available?	The site appears to be in use and therefore the use would have to cease to allow the site to be available.
Is the site achievable?	Currently unknown.

When will the site be developed?	No live / extant residential applications on the site. The site is not currently proposed for development.
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Brownfield site. • Located within settlement. • Site not within flood zones 2 or 3. <p>Issues to consider</p> <ul style="list-style-type: none"> • Contamination study required due to previous use • Appears semi-derelict but also appears to have had some commercial activities take place on the site, so would require a Phase 1 assessment initially and possibly a Phase 2 assessment as well. • Adjacent Conservation Area. • Within 250m of Schedule Ancient Monument. • Within 25m of SSSI, SAC. • Site is adjacent to Dowpits Wood County Wildlife Site (E/NY62/12), an ancient woodland on the bank of the River Eden. There is also a path along this boundary on the outside of a meander of the River Eden. Recommend that the northern end of this site is developed as a wildlife corridor /enhanced public open space and that development is located further back in the site. • Right of way passes at edge of site. • Trees on site. • Potential for road and rail noise disturbance. • Flooding problems exist at the Doomgate culvert. • Extension of Glebe Road would create an acceptable access. However the total number of dwellings served by Glebe Road would need to be assessed in relation to the adequacy of the existing highway infrastructure. If necessary, appropriate mitigation measures may be estate traffic calming and creation of a 20mph zone.
Public consultation response	No comments received.
Source/Reason it is proposed	<p>Identified in the Urban Capacity Study.</p> <p>Identified in the National Land Use Database.</p> <p>Eden Local Plan 1996 site that has not been developed.</p> <p>The site was identified within the SHLAA which found "suitable subject to resolving highway capacity issues."</p>

The site has a score of 72% with the higher the score the more preferable the site subject to overcoming issues raised.

AP8 - Old Dairy Site, Drawbriggs Lane, Appleby

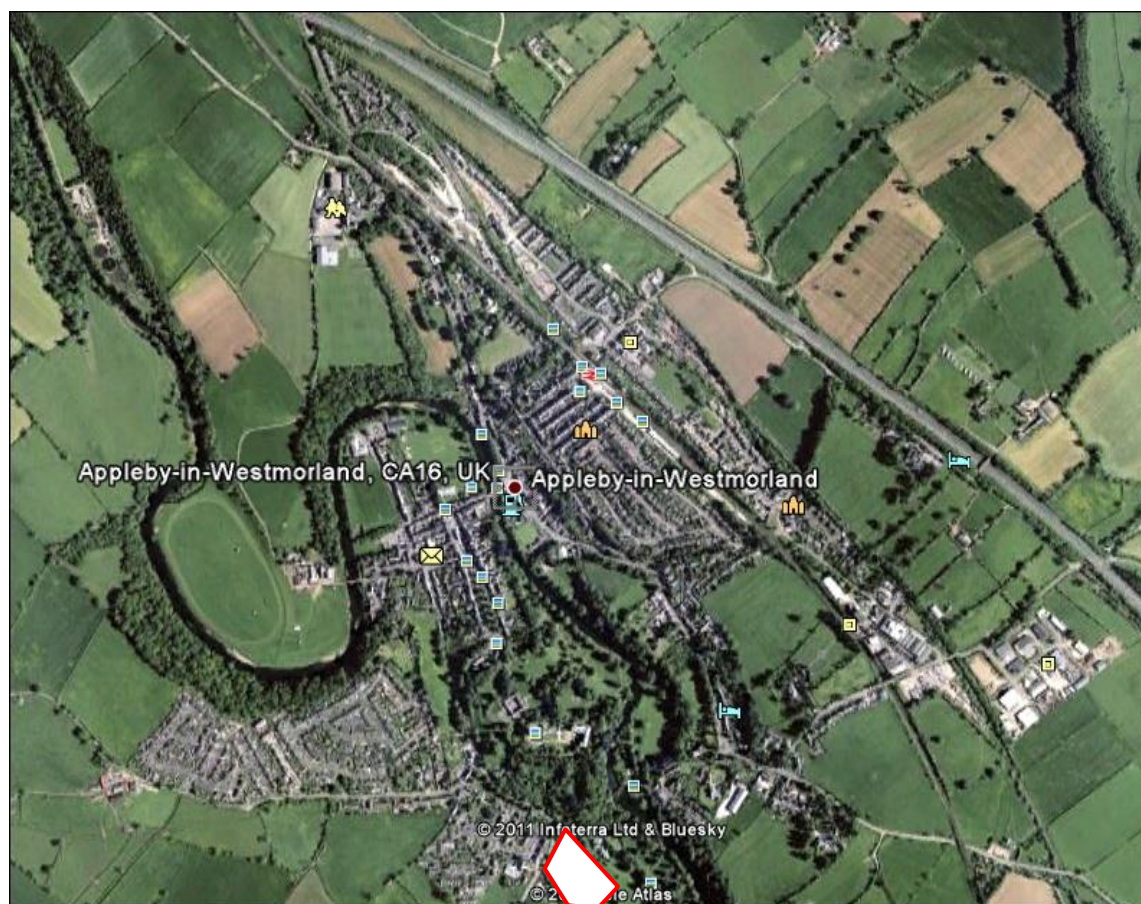
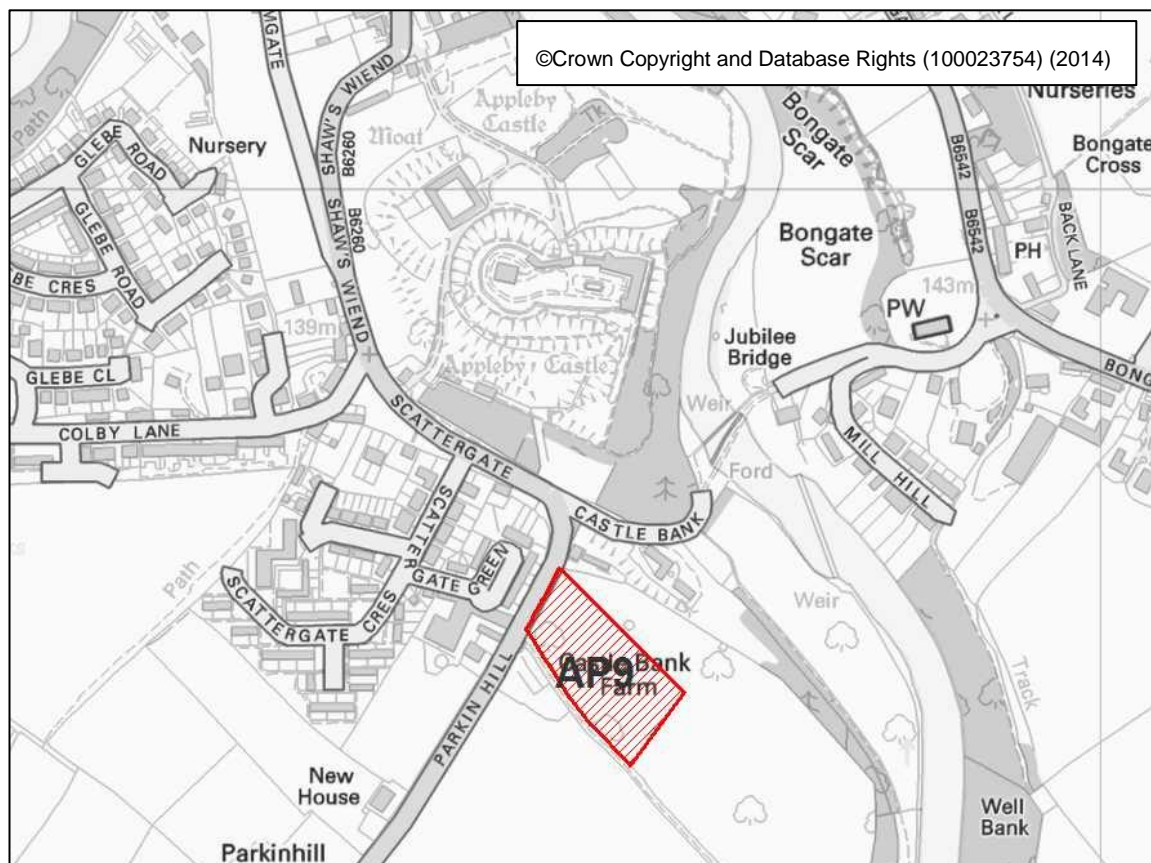


AP8 - Old Dairy Site, Drawbriggs Lane, Appleby	
Is this site proposed for development?	No – the site is considered more suitable for employment use.
Size	1.96 hectares (it should be noted that this site partly overlaps with part of site AP2)
Potential Number of Houses	59
Brownfield?	Yes
Description	<p>The site is a Brownfield site. The site is a level site which is set at a lower level than the road but with no topographical constraints. There are a number of buildings on the site associated with the commercial use which are not suitable for conversion due to size and materials of construction.</p> <p>The site has an existing access which serves the commercial use. There is a right of way crosses the centre of the site. There are a number of trees on the site. The adjacent commercial uses would have to cease use or there would be potential for conflict. The site is located at the edge of the settlement of Appleby. The development of the site would respect the character of the area but would extend the settlement.</p>
Is the site suitable?	The site was identified as suitable in the SHLAA but is not currently proposed for allocation.
Is the site available?	The site has been confirmed as remaining available. The site appears to be in a reduced use and therefore the use would have to cease to allow the site to be available.
Is the site achievable?	Currently unknown.
When will the site be developed?	No live / extant residential applications on the site. The site is not currently proposed for development.
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Brownfield site. • Site not within flood zones 2 or 3. • No Schedule Ancient Monument within 250m. • No environment designation within 250m of site. <p>Issues to consider</p> <ul style="list-style-type: none"> • Contamination study required due to previous use • Appears to have had extensive industrial use on it. Consequently it would require a Phase 1 assessment and most probably a Phase 2 assessment as well prior to being able to make a decision on any planning application. • Adjacent Conservation Area. • Right of way passes through the site. • Trees on site. • Potential for road and rail noise disturbance from the

	<p>adjacent railway.</p> <ul style="list-style-type: none"> • There are capacity issues with the Drawbriggs culvert so any discharge of surface water to this culvert will require attenuation. It is possible that a drainage strategy will be required if more than one site is likely to be developed as piecemeal development may cause problems in the future. • Adequate junction with Drawbriggs Lane is achievable subject to visibility splay. The existing highway infrastructure surrounding these sites has a number of actual and potential problems e.g. poor visibility at Bongate junction (at Old Hall); capacity/safety of mini roundabout at Drawbriggs Lane; accessibility for pedestrians and cyclists; increased traffic volume on The Sands with potential for increased pedestrian/vehicle conflict. The cumulative impact of the developments would need to be assessed and mitigation measures implemented. • The fact that it has had an industrial past does not preclude a residential development on the site. It does however increase the costs of the development and it increases the costs to the developer prior to planning permission being granted. • This site was identified as a potential employment site in National Land Use Database (overlaps with AP2).
Public consultation response	No comments received.
Source/Reason it is proposed	<p>Identified in the National Land Use Database.</p> <p>The site was identified within the SHLAA which found "suitable subject to review of employment land. Could form part of a possible mixed use development to include an element of employment provision and enabling residential."</p>

The site has a score of 77% with the higher the score the more preferable the site subject to overcoming issues raised.

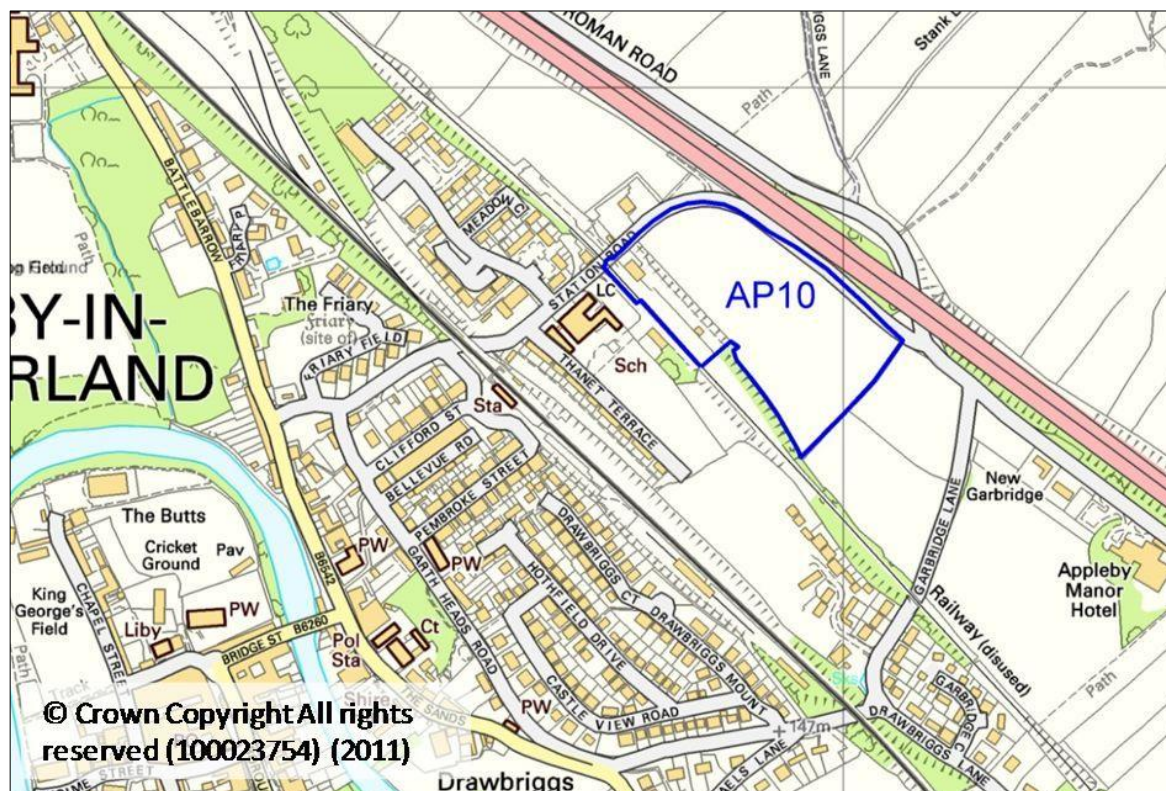
AP9 - Land adjacent Castle Bank Lodge, Appleby



AP9 - Land adjacent Castle Bank Lodge, Appleby	
Is this site proposed for development?	No
Size	0.94 hectares
Potential Number of Houses	28
Brownfield?	No
Description	<p>The site is a greenfield site. The site is level with minimal topographical constraints although the site is higher than the road so some works would be required. The site has no existing access direct to the road and is located on a corner where visibility would be an issue.</p> <p>There are a number of trees on the site. Surrounding uses are agricultural fields and a silage pit adjacent to the site. The site is located outside the settlement of Appleby. The development of the site would extend the settlement into the open countryside.</p>
Is the site suitable?	The site was considered unsuitable in the SHLAA due to access issues, trees and poor relationship to the settlement.
Is the site available?	The site has been confirmed as remaining available. The site appears to be utilised for grazing and therefore any agricultural tenancies would need to be terminated to allow the site to become available.
Is the site achievable?	No.
When will the site be developed?	No live / extant residential applications on the site. The site is not currently proposed for development.
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Level site. • Site not within flood zones 2 or 3. <p>Issues to consider</p> <ul style="list-style-type: none"> • Greenfield site. • Outside settlement. • Potential odour from adjacent silage pit. • Access issues. • Schedule Ancient Monument within 250m of site. • Adjacent Conservation Area.
Public consultation response	No comments received.
Source/Reason it is proposed	It is understood that there is an intention of the owner / developer to bring the site forward.

The site has a score of 66% with the higher the score the more preferable the site subject to overcoming issues raised.

AP10 - Land to the south of Station Road, Appleby

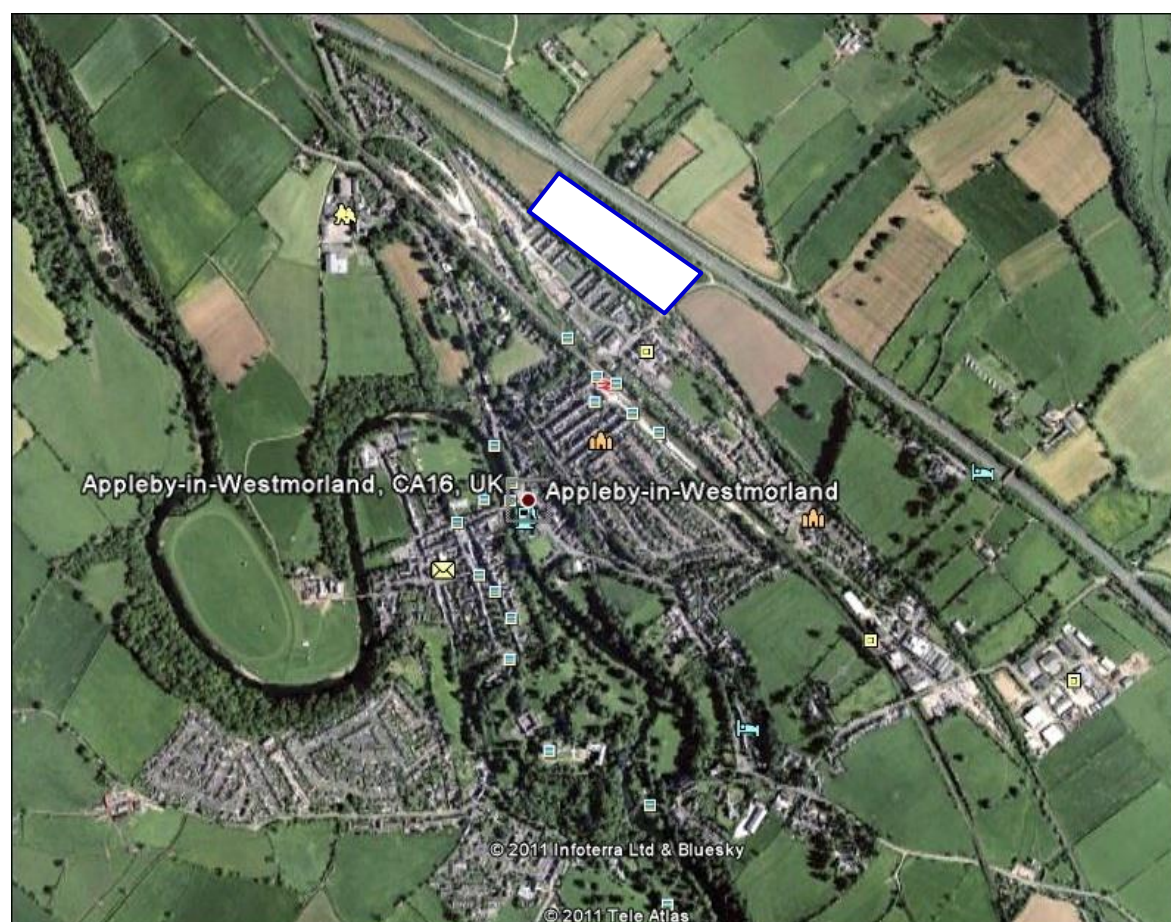
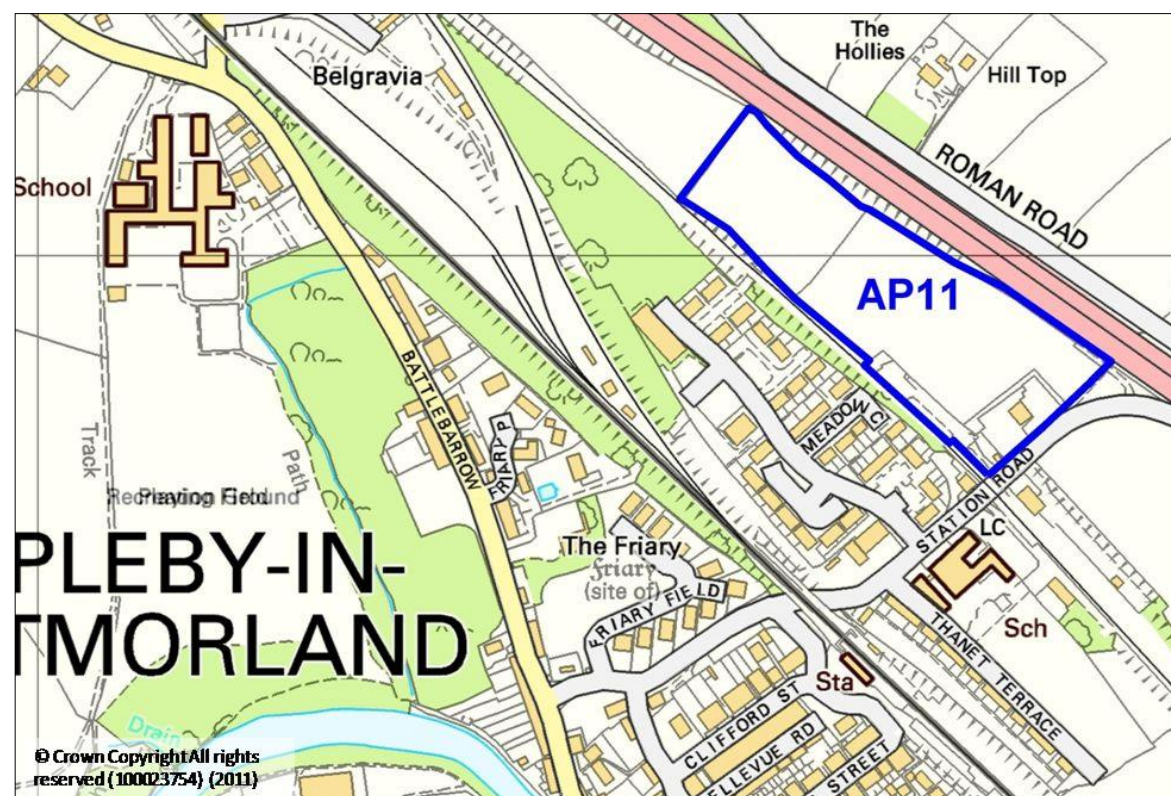


AP 10 - Land to the south of Station Road, Appleby

AP 10 - Land to the south of Station Road, Appleby	
Is this site proposed for development?	Yes
Size	4.02 hectares
Potential Number of Houses	65 (reduced due to topography)
Brownfield?	Part Brownfield
Description	The site is a greenfield site. The site is level with no topographical constraints. The site has no direct access to the road and therefore one would be required to be made. There are hedgerows and a number of trees on the boundaries of the site. Surrounding uses are agricultural fields and the main A66 road. The site is located outside of the settlement of Appleby. The development of the site would extend the form of the settlement within this area towards the hard boundary of the A66.
Is the site suitable?	The site was identified within the SHLAA which found "suitable provided the issues of noise, highway capacity and site topography can be overcome."
Is the site available?	The site has been confirmed as remaining available. The site appears to be utilised for grazing and therefore any agricultural tenancies would need to be terminated to allow the site to become available.
Is the site achievable?	Yes.
When will the site be developed?	2020-2025: 30 units 2026-32: 35 units
Issues/Constraints	<ul style="list-style-type: none"> • Positive considerations • Level site. • Site not within flood zones 2 or 3. • No Schedule Ancient Monuments within 250m of site. • No impact on settings of nearest listed buildings. • No environmental designations within 250m of site. • Development of this parcel may actually prove beneficial in parts as it would remove the unsightly scrap yard and allow for visual improvements to take place around the primary school. • Issues to consider • Greenfield site. • Within open countryside. • Potential for road noise disturbance.
Public consultation response	No comments received.
Source/Reason it is proposed	The site was identified within the SHLAA which found "suitable provided the issues of noise, highway capacity and site topography can be overcome."

The site has a score of 71% with the higher the score the more preferable the site subject to overcoming issues raised.

AP11 - Fields at the Coal Yard, Station Yard, Appleby

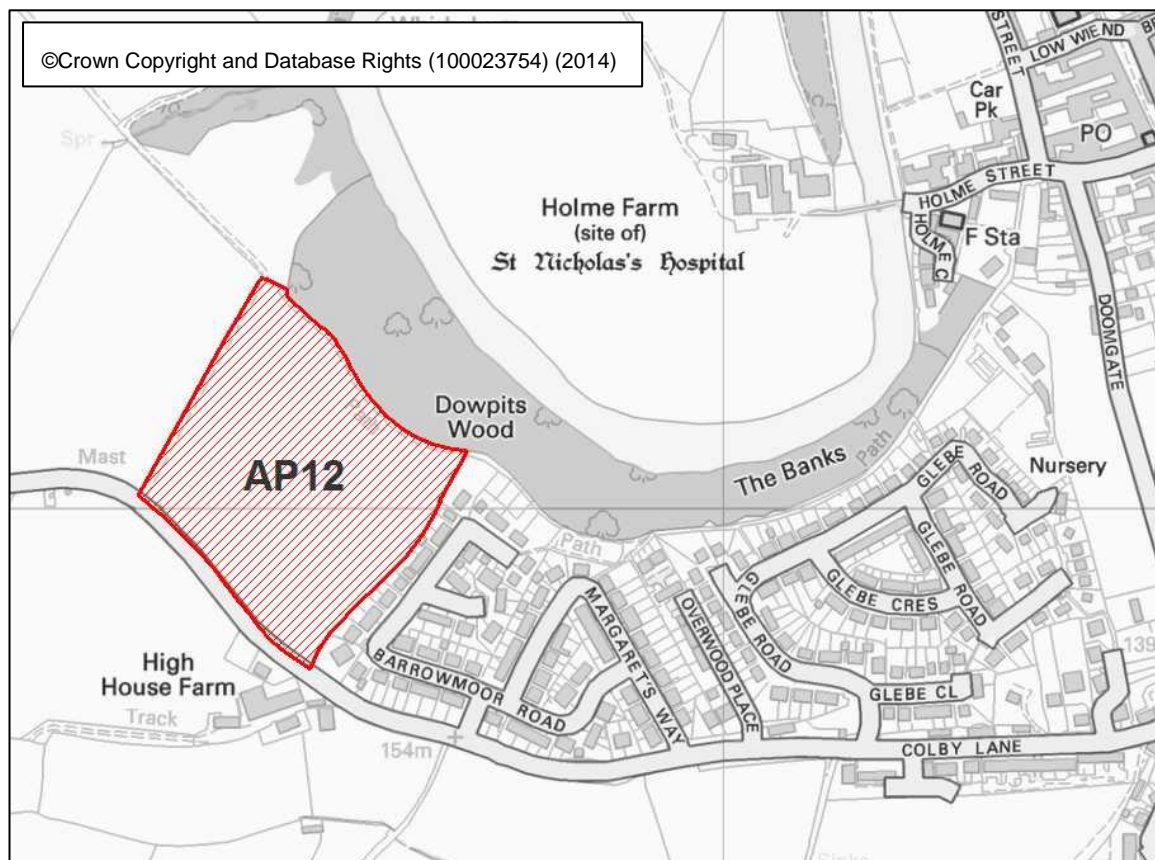


AP 11 - Fields at the Coal Yard, Station Yard, Appleby	
Is this site proposed for development?	Yes.
Size	3.44 hectares
Potential Number of Houses	90
Brownfield?	Part Brownfield
Description	<p>The majority of the site is greenfield with a small portion Brownfield. The site is a sloping site with topographical constraints. There is one commercial building on the site. The site has an existing access which serves the fields although improvements would be required.</p> <p>There are hedgerows on the boundaries of the site. There are a number of trees on the boundary of the site. A Public Right of Way passes through the centre of the site. Neighbouring uses are agricultural fields and the A66. The site is located outside the settlement of Appleby. The development of the site would extend the form of the settlement within this area.</p>
Is the site suitable?	The site was identified within the SHLAA which found "suitable provided the issues of noise, highway capacity and site topography can be overcome".
Is the site available?	The site has been confirmed as remaining available. The site appears to be grazed and therefore any agricultural tenancies would need to cease for the site to be available.
Is the site achievable?	Yes, so phased in years 6-10.
When will the site be developed?	2020-2025: 40 units 2026-32: 50 units
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Site not within flood zones 2 or 3. • No Schedule Ancient Monuments within 250m of site. • No impact on settings of nearest listed buildings. • No environmental designations within 250m of site. • This parcel is extremely well screened, has few visual receptors, but relates well to recent residential development. <p>Issues to consider</p> <ul style="list-style-type: none"> • Greenfield site. • Outside settlement. • Topographical issues. • Access.
Public consultation response	One objection was received relating to relationship to the existing urban form. Three responses were received in support of the site being partly brownfield, an appropriate scale and able to meet housing need in Appleby.
Source/Reason it is proposed	The site was identified within the SHLAA which found "suitable provided the issues of noise, highway capacity

	and site topography can be overcome". The site was suggested for inclusion in the 2013 'Preferred Housing Sites and Policies' draft Development Plan Document.
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The site has a score of 74% with the higher the score the more preferable the site subject to overcoming issues raised.

AP12 - Field adjacent Barrowmoor Road, Colby Lane, Appleby

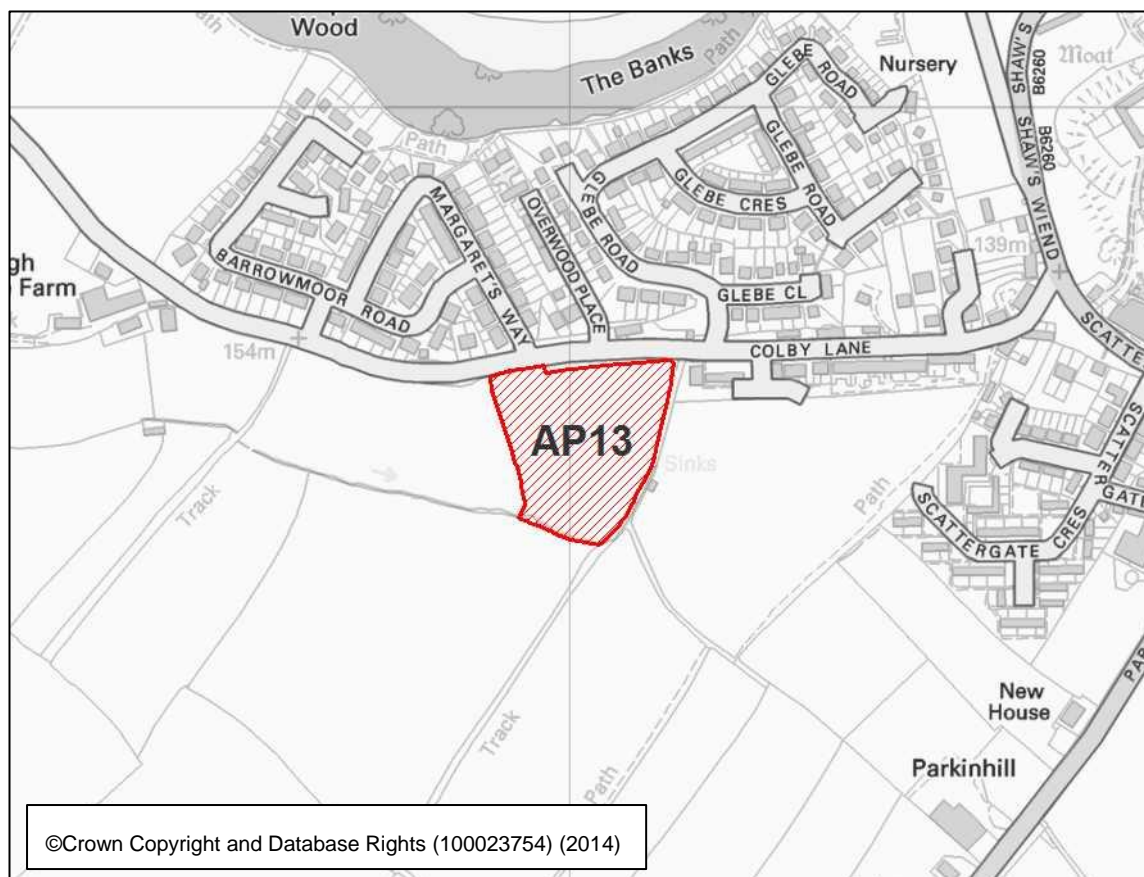


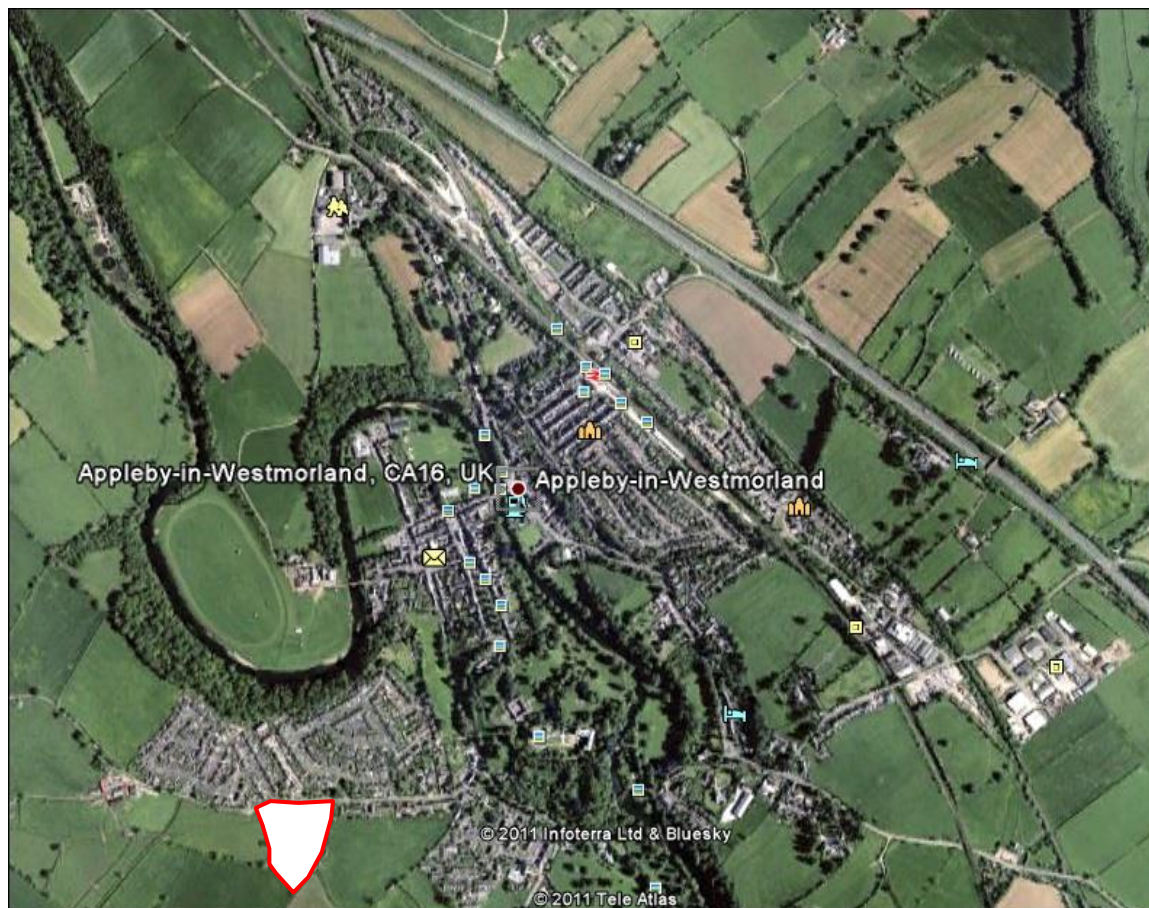
AP12 - Field adjacent Barrowmoor Road, Colby Lane, Appleby	
Is this site proposed for development?	No
Size	4.43 hectares
Potential Number of Houses	133
Brownfield?	No
Description	<p>The site is a greenfield site. The site is a level site which is set at a lower level than the road. However the existing access is graduated and therefore there are no topographical constraints for the site. The site has an existing access which serves the fields although improvements would be required in relation to visibility and width of access.</p> <p>A Public Right of Way passes through the centre of the site. There are hedgerows and a number of trees on the boundaries of the site. There is ancient woodland adjacent to the site.</p> <p>The site is adjacent a housing estate with agricultural fields on the remaining sides of the site. The site is located outside the settlement of Appleby. The development of the site would extend the form of the settlement within this area.</p>
Is the site suitable?	The site was identified within the SHLAA which found "unsuitable as the site is poorly related to the centre of Appleby and would set a negative precedent with regards to urban sprawl."
Is the site available?	The site has been confirmed as remaining available. The site appears to be grazed and therefore any agricultural tenancies would need to cease for the site to be available.
Is the site achievable?	Currently unknown.
When will the site be developed?	The site is not proposed for development. No live / extant residential applications on the site.
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Site not within flood zones 2 or 3. • No Schedule Ancient Monuments within 250m of site. • No impact on settings of nearest listed buildings. <p>Issues to consider</p> <ul style="list-style-type: none"> • Greenfield site. • Environmental designations within 250m of the site. • Ancient Woodland within 200m of site. • Tree Preservation Orders adjacent to the site. • Although this parcel may appear a logical extension of existing development along Colby Lane, it is highly

	visible from a wide area and marks the last open countryside before Appleby is reached, if travelling from Colby.
Public consultation response	Comments were made that the site is in close proximity to the River Eden SAC and SSSI and may have habitats which require further investigation.
Source/Reason it is proposed	It is understood that there is an intention of the owner / developer to bring the site forward. The site was identified within the SHLAA which found "unsuitable as the site is poorly related to the centre of Appleby and would set a negative precedent with regards to urban sprawl."

The site has a score of 76% with the higher the score the more preferable the site subject to overcoming issues raised.

AP13 - Field adjacent Margaret's Way junction, Colby Lane, Appleby





AP 13 - Field adjacent Margaret's Way junction, Colby Lane, Appleby	
Is this site proposed for development?	No
Size	1.60 hectares
Potential Number of Houses	48
Brownfield?	No
Description	<p>The site is a greenfield site. It is a steeply sloping site which has topographical constraints although part of the site could be developed utilising the gradients. The site has an existing access which serves the agricultural fields. However the access would be along the footpath if utilising the existing gate. If an alternative access is proposed it would require removal of established hedgerows in order to achieve an acceptable access.</p> <p>A Public Right of Way passes along the eastern boundary of the site along the land which runs between sites AP13 and AP14. There are hedgerows along the boundaries of the site and a number of trees on the site. Agricultural land surrounds the site. The site is located outside the settlement of Appleby within the open countryside. The development of the site would not respect the character of the settlement within this area.</p>
Is the site suitable?	The site was identified within the SHLAA and found

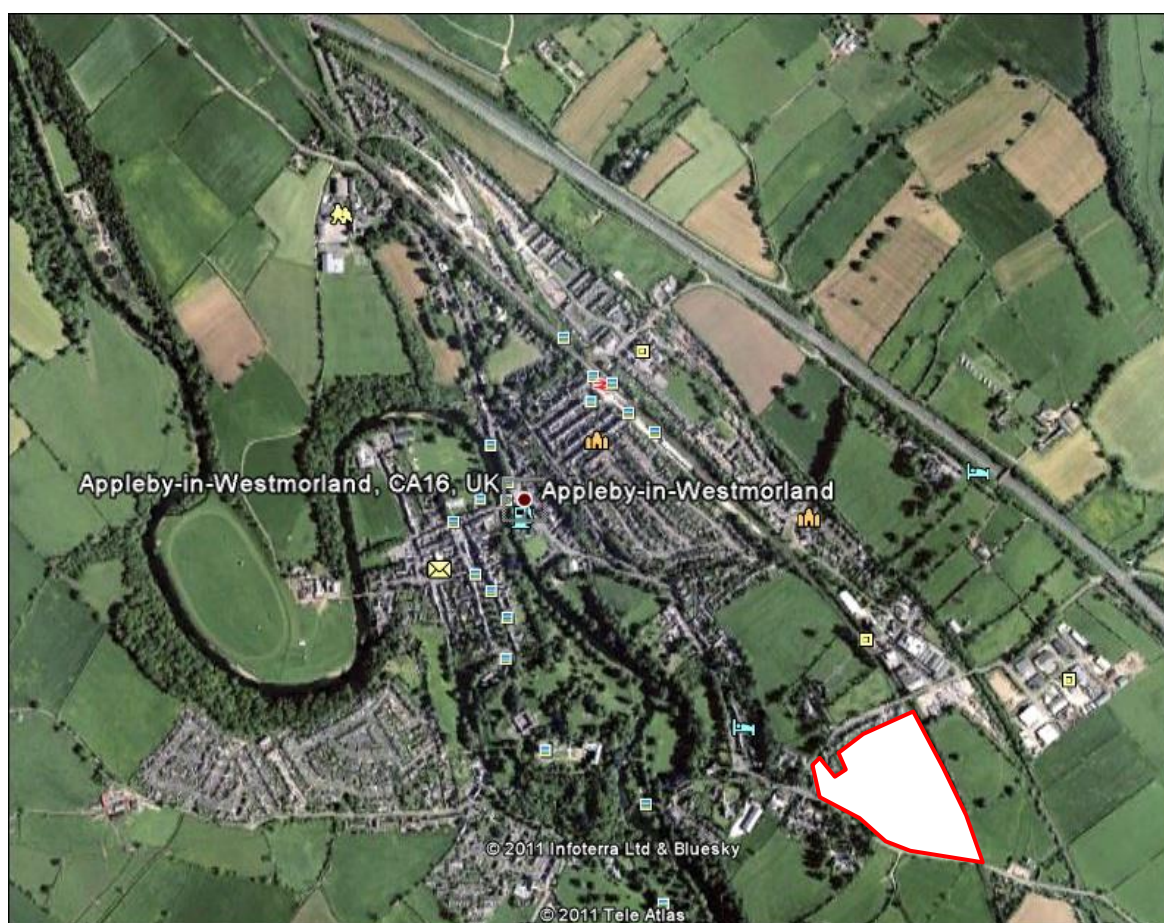
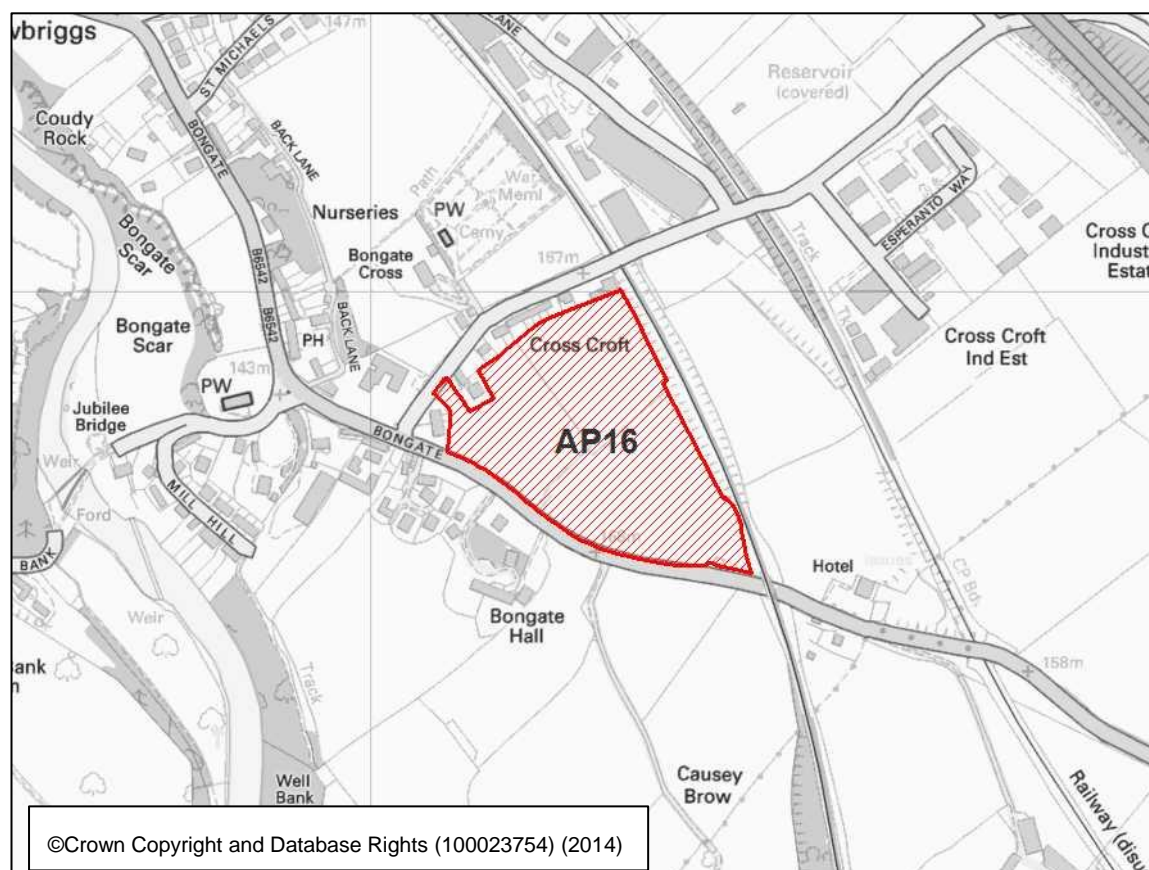
	“unsuitable due to the sites steep gradient and intrusion into the open countryside.”
Is the site available?	The site has been confirmed as remaining available. The site appears to be utilised for grazing and therefore any agricultural tenancies would need to be terminated to allow the site to become available.
Is the site achievable?	Currently unknown.
When will the site be developed?	The site is not currently proposed for development. No live / extant residential applications on the site.
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Site not within flood zones 2 or 3. • No Schedule Ancient Monuments within 250m of site. • No impact on settings of nearest listed buildings. • No environmental designations within 250m of site. <p>Issues to consider</p> <ul style="list-style-type: none"> • Greenfield site. • Outside settlement. • Right of way passes along edge of site. • Levels of the site. • Access improvements required. • Potential for road noise disturbance.
Public consultation response	No comments were received.
Source/Reason it is proposed	<p>It is understood that there is an intention of the owner / developer to bring the site forward.</p> <p>The site was identified within the SHLAA and found “unsuitable due to the sites steep gradient and intrusion into the open countryside.”</p>

The site has a score of 70% with the higher the score the more preferable the site subject to overcoming issues raised.

Site AP14 Field behind Rampkin Pastures, Colby Lane was included in previous rounds of consultation but has been removed from further assessment as it has been identified as part of the functional flood plain (Zone 3b)', hence development of the site would pose risks and be contrary to local and national planning policy.

Site AP15 Land at Shaws Wiend, Boroughgate was included in the Alternative Sites Consultation document but is no longer included as it falls below the size threshold for allocation.

AP16 - Land behind Cross Croft, Appleby



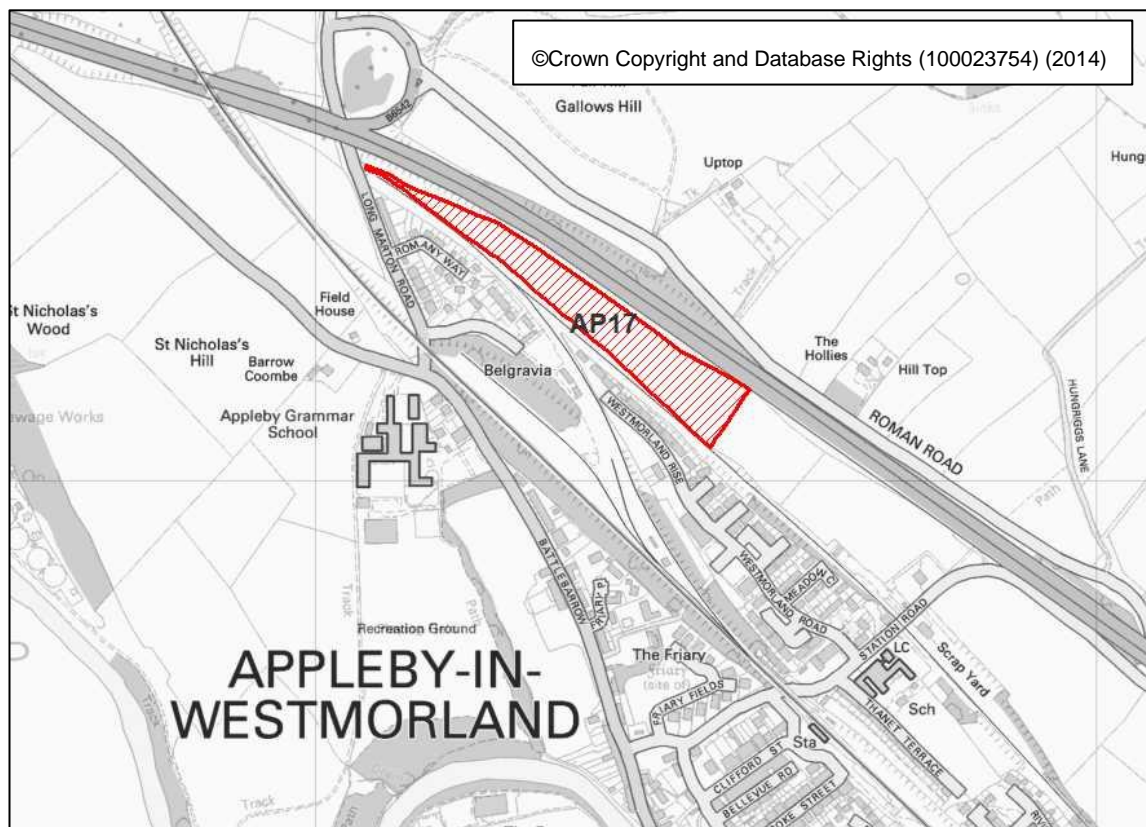
AP 16 - Land behind Cross Croft, Appleby

Is this site proposed for development?	No.
Size	5.06 hectares
Potential Number of Houses	152
Brownfield?	No
Description	<p>The site is a greenfield site The site is a level site with limited topographical constraints although the site is set at a higher level than the road. The differing site levels of the site and the road may make a potential access difficult. There are hedgerows along the boundaries of the site and a number of trees on the site. Surrounding uses are residential and agricultural fields. The site is located at the edge of the settlement of Appleby. The development of the whole site would not respect the character of the area.</p>
Is the site suitable?	The site was identified within the SHLAA which found “suitable in the long term if the capacity of the Bongate / Cross Croft junction is increased and subject to visual impact of potential development assessed.”
Is the site available?	The site appears to be utilised for grazing and therefore any agricultural tenancies would need to be terminated to allow the site to become available.
Is the site achievable?	Currently unknown
When will the site be developed?	The site is not currently proposed for development. No live / extant residential applications on the site.
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Site not within flood zones 2 or 3. • No Schedule Ancient Monuments within 250m of site. • No environmental designations within 250m of site. <p>Issues to consider</p> <ul style="list-style-type: none"> • Greenfield site. • Extends settlement. • Access issues. • Potential impact on setting of adjacent listed buildings. • Adjacent conservation area. • Potential road and rail noise nuisance. • Level issue in relation to access. • Scale of site. • The site does not associate particularly well with the residential areas of Appleby and instead relates more with the adjacent industrial estate. It does offer excellent views over the Eden Valley, but its development would extend the built edge of Appleby into open countryside.
Public consultation response	No comments were received.

Source/Reason it is proposed	<p>It is understood that there is an intention of the owner / developer to bring the site forward.</p> <p>The site was identified within the SHLAA which found “suitable in the long term if the capacity of the Bongate / Cross Croft junction is increased and subject to visual impact of potential development assessed.”</p>
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The site has a score of 68% with the higher the score the more preferable the site subject to overcoming issues raised.

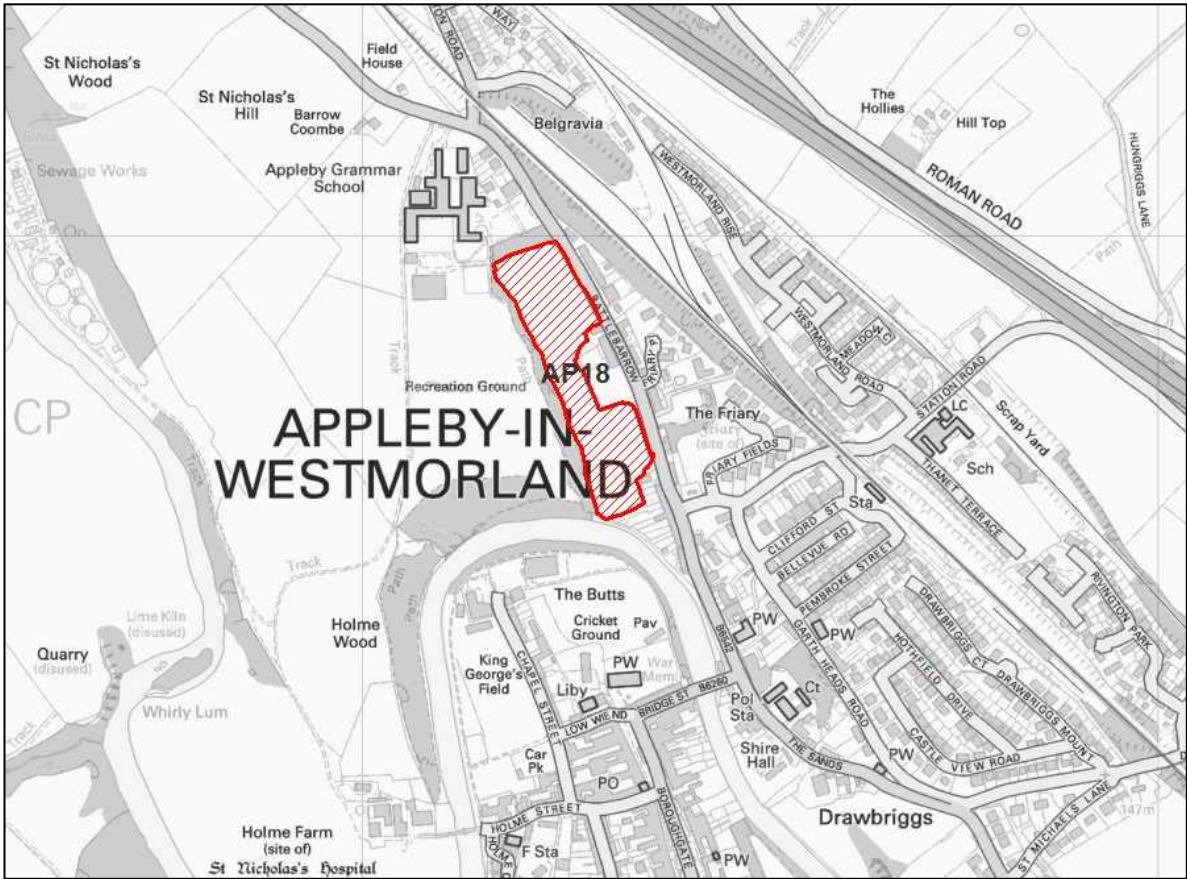
AP17 - Land adjacent A66, Appleby



AP17 - Land adjacent A66, Appleby	
Is this site proposed for development?	No
Size	2.53 hectares
Potential Number of Houses	76
Brownfield?	No
Description	<p>The site is a greenfield site The site is a sloping site which has topographical constraints. Access to the site would need to be through site AP11.</p> <p>There are hedgerows along the boundaries of the site and a number of trees on the site. Surrounding uses are agricultural fields. The site is located outside the settlement of Appleby. The development of the site would extend the form of the settlement within this area.</p>
Is the site suitable?	Currently unknown
Is the site available?	The site appears to be utilised for grazing and therefore any agricultural tenancies would need to be terminated to allow the site to become available.
Is the site achievable?	Currently unknown
When will the site be developed?	The site is not proposed for development. No live / extant residential applications on the site.
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Site not within flood zones 2 or 3. • No Schedule Ancient Monuments within 250m of site. • No environmental designations within 250m of site. • No impact on listed buildings. <p>Issues to consider</p> <ul style="list-style-type: none"> • Greenfield site. • Extends settlement. • Access issues. • Adjacent conservation area. • Potential road noise nuisance. • Level issue in relation to sloping nature of site.
Public consultation response	This site was not included in earlier rounds of consultation.
Source/Reason it is proposed	It is understood that there is an intention of the owner / developer to bring the site forward.

The site has a score of 68% with the higher the score the more preferable the site subject to overcoming issues raised.

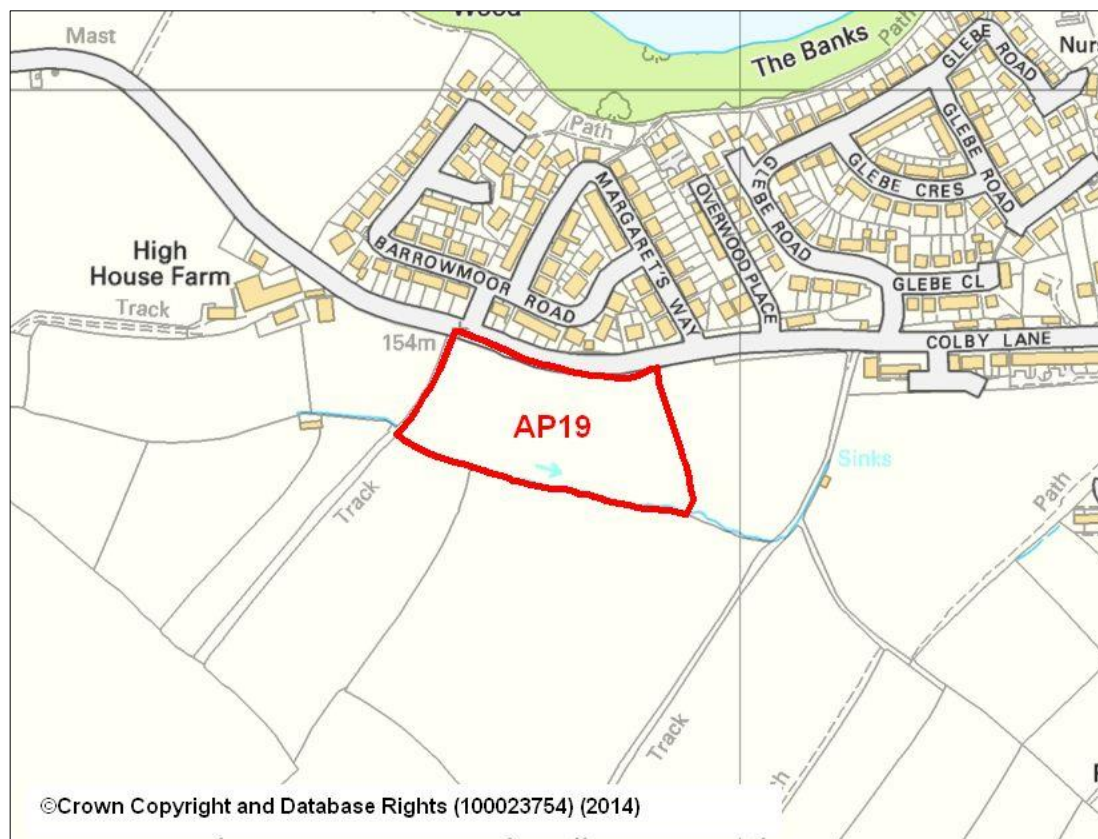
AP18 - Land at Battlebarrow, Appleby



AP18 - Land at Battlebarrow, Appleby	
Is this site proposed for development?	No.
Size	2.46 hectares
Potential Number of Houses	74
Brownfield?	No
Description	<p>The site is a greenfield site. The site is a sloping site which is higher than the road level although there are no topographical constraints. There is potential along the frontage subject to levels and trees. The site has hedgerows along its boundaries.</p> <p>There are a number of trees on the site which are of significance and Tree Preservation Orders along the front of the site. Surrounding uses are agricultural fields, residential and the Grammar school. The site is located within the settlement of Appleby. The development of the site would respect the character within the area.</p>
Is the site suitable?	Currently unknown
Is the site available?	The site has been confirmed as remaining available. The site appears to be utilised for grazing and therefore any agricultural tenancies would need to be terminated to allow the site to become available.
Is the site achievable?	Currently unknown.
When will the site be developed?	The site is not currently proposed for development. No live / extant residential applications on the site.
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Site not within flood zones 2 or 3. • No Schedule Ancient Monuments within 250m of site. • Within settlement. <p>Issues to consider</p> <ul style="list-style-type: none"> • Greenfield site. • Access issues. • Adjacent conservation area. • Potential road and rail noise nuisance. • Protected trees on site. • Adjacent SSSI and SAC.
Public consultation response	This site was not included in earlier rounds of consultation.
Source/Reason it is proposed	It is understood that there is an intention of the owner / developer to bring the site forward.

The site has a score of 69% with the higher the score the more preferable the site subject to overcoming issues raised.

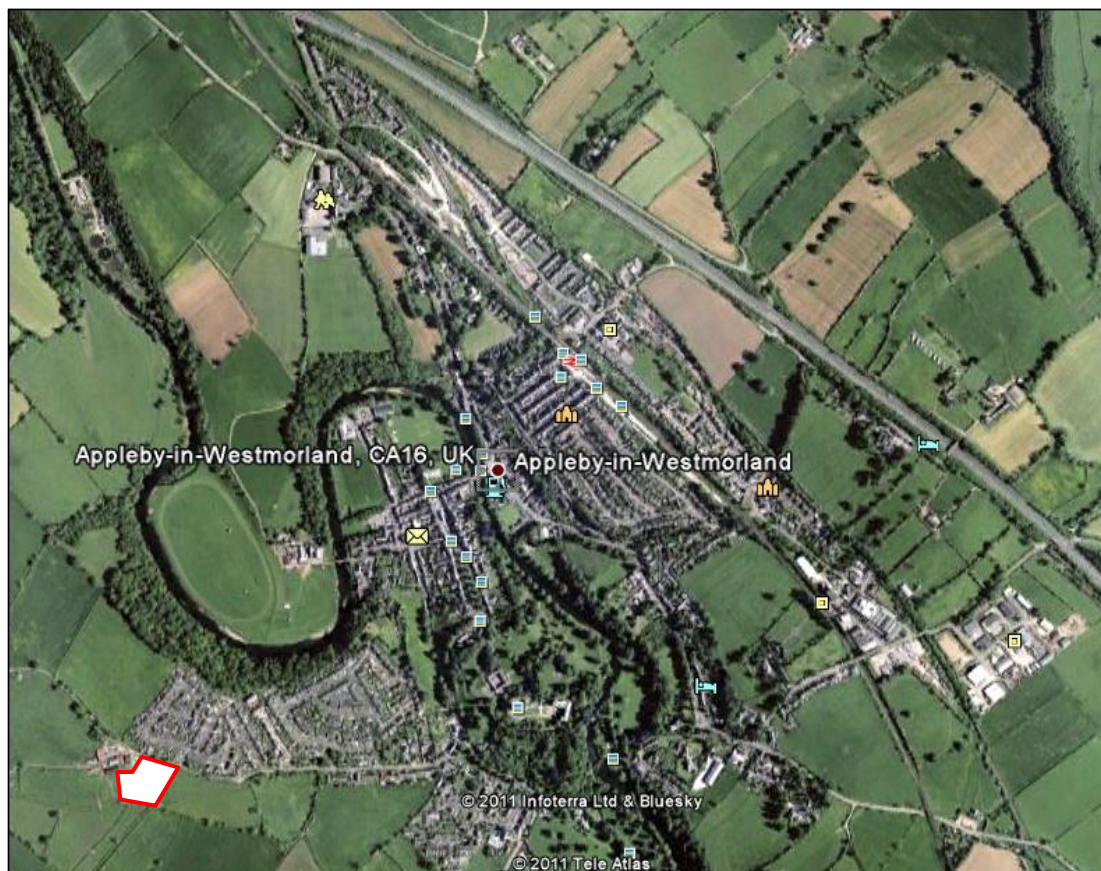
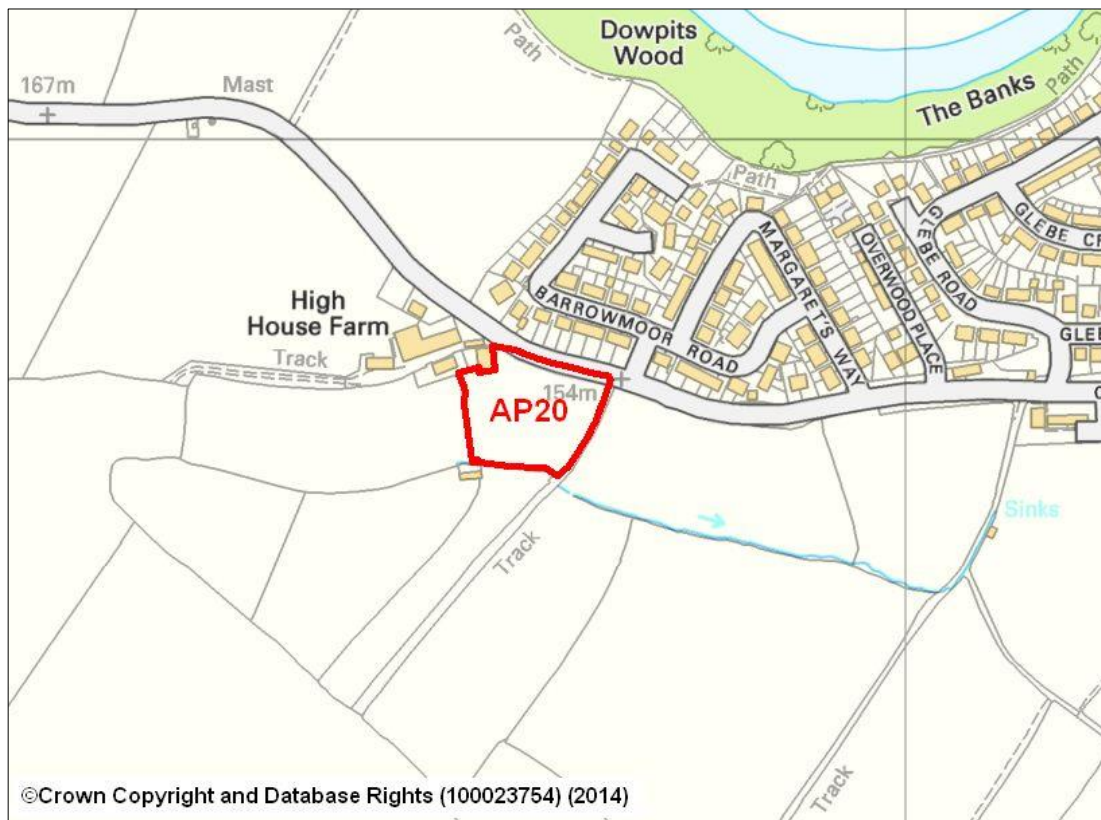
AP19 - Field adjacent Barrowmoor Road junction, Appleby



AP19 - Field adjacent Barrowmoor Road junction, Appleby	
Is this site proposed for development?	No
Size	2.0 hectares
Potential Number of Houses	60 units
Brownfield?	No
Description	<p>The site is a greenfield site. It is an undulating site. The site has an existing access which serves the agricultural fields. Access would require removal of established hedgerows in order to achieve acceptable visibility splays.</p> <p>There are hedgerows along the boundaries of the site and a number of trees on the site. Agricultural land surrounds the site to three sides. Whilst residential development is opposite, it is considered that the site is located outside the settlement of Appleby within the open countryside. The development of the site would not respect the character of the settlement within this area.</p>
Is the site suitable?	Currently unknown.
Is the site available?	As the site has been put forward following consultation on previous documents, it is assumed there is a willingness on behalf of the landowner to make the land available. However, as the land is in agricultural use it is possible that tenancies will need termination.
Is the site achievable?	Currently unknown.
When will the site be developed?	The site is not currently proposed for development. No live / extant residential applications on the site.
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Site not within flood zones 2 or 3. • No Schedule Ancient Monuments within 250m of site. • No impact on settings of nearest listed buildings. <p>Issues to consider</p> <ul style="list-style-type: none"> • Greenfield site. • Outside settlement. • Access improvements required.
Public consultation response	This site was not included in earlier rounds of consultation.
Source/Reason it is proposed	It is understood that there is an intention of the owner / developer to bring the site forward.

The site has a score of 71% with the higher the score the more preferable the site subject to overcoming issues raised.

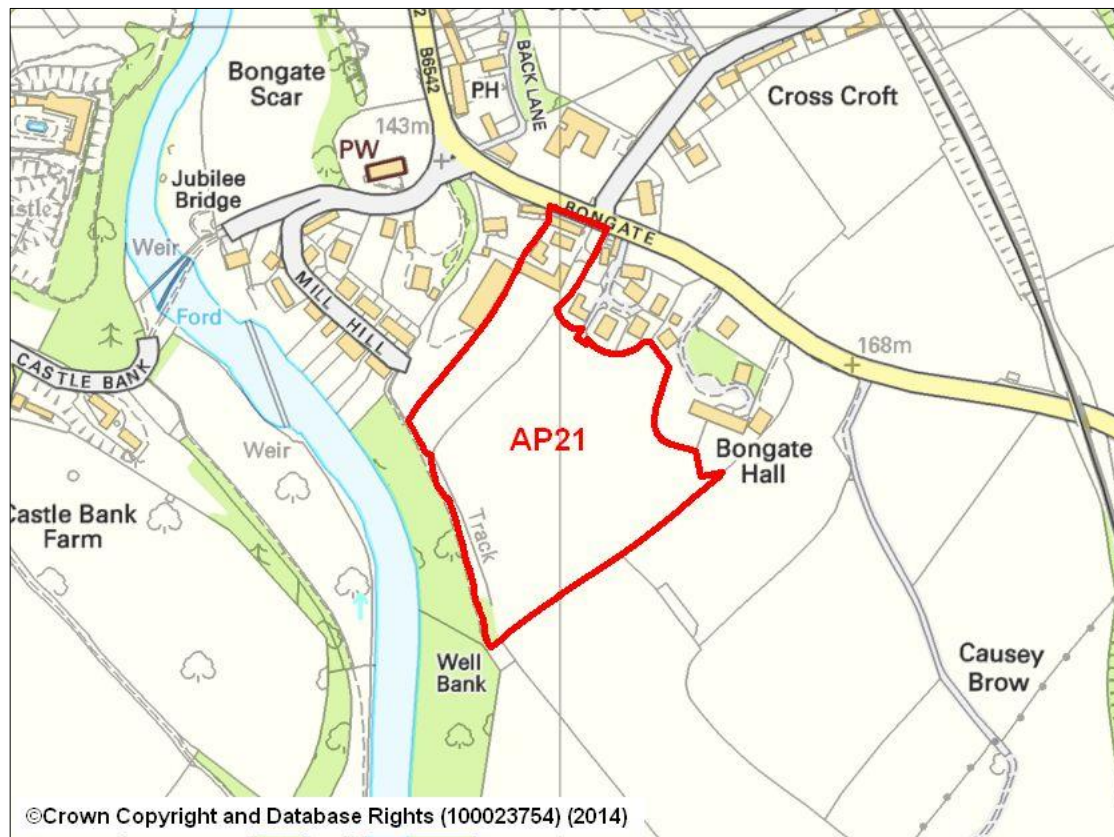
AP20 - Land adjacent High House Farm, Appleby



AP20 - Land adjacent High House Farm, Appleby	
Is this site proposed for development?	No
Size	0.82 hectares
Potential Number of Houses	25
Brownfield?	No
Description	<p>The site is a greenfield site. It is a relatively flat site. The site has an existing access which serves the agricultural fields and existing farm. There are hedgerows along the boundaries of the site and a number of trees on the site. Agricultural land surrounds the site to three sides, a working farm is also immediately adjacent the western boundary. Whilst residential development is opposite, it is considered that the site is located outside the settlement of Appleby within the open countryside. The development of the site would not respect the character of the settlement within this area.</p>
Is the site suitable?	Currently unknown.
Is the site available?	<p>The site has been confirmed as remaining available. However, as the land is in agricultural use it is possible that tenancies will need termination.</p>
Is the site achievable?	Currently unknown.
When will the site be developed?	<p>The site is not currently proposed for development. No live / extant residential applications on the site.</p>
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Site not within flood zones 2 or 3. • No Schedule Ancient Monuments within 250m of site. • No impact on settings of nearest listed buildings. <p>Issues to consider</p> <ul style="list-style-type: none"> • Greenfield site. • Outside settlement. • Within the Ancient Woodland buffer. • Right of way passes along edge of site. • Access improvements required. • Potential for road noise disturbance.
Public consultation response	<p>This site was not included in earlier rounds of consultation.</p>
Source/Reason it is proposed	<p>It is understood that there is an intention of the owner / developer to bring the site forward.</p>

The site has a score of 72% with the higher the score the more preferable the site subject to overcoming issues raised.

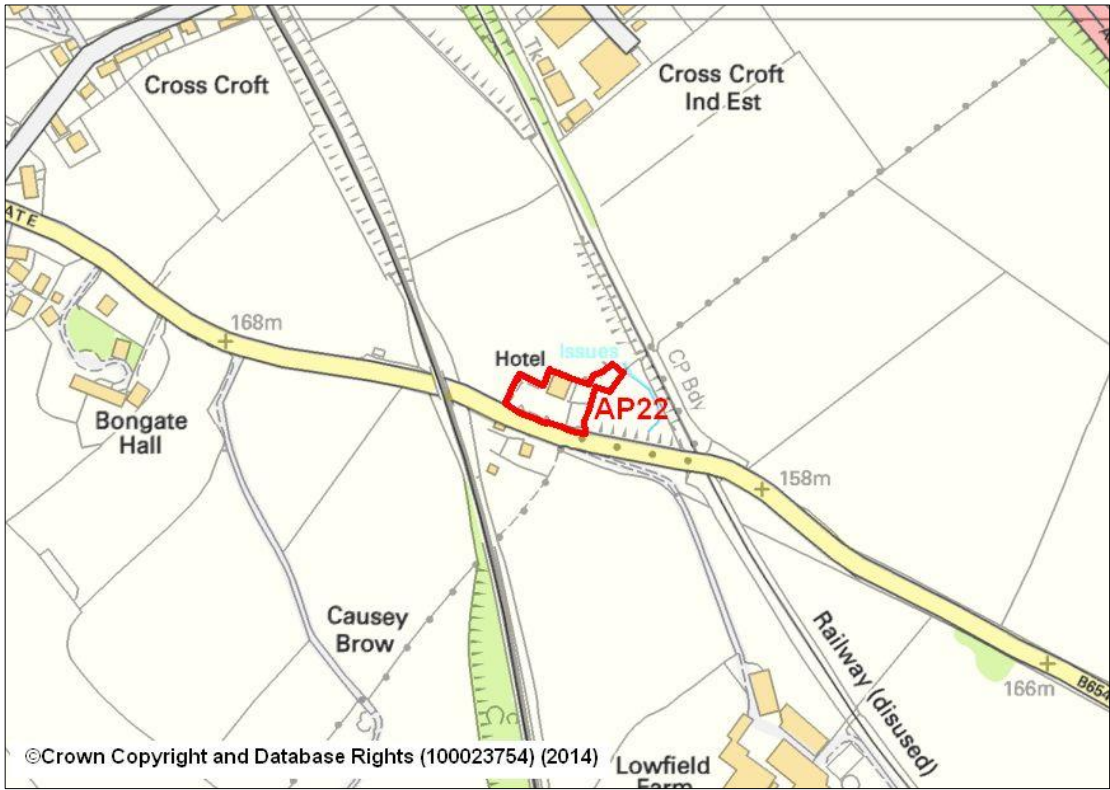
AP21 - Land adjacent Rose Cottage, Bongate, Appleby



AP21 - Land adjacent Rose Cottage, Bongate, Appleby	
Is this site proposed for development?	No
Size	4.06 hectares
Potential Number of Houses	122 units
Brownfield?	No
Description	The site is a greenfield site adjacent to the River Eden SAC/SSSI. Development of this site would extend the settlement into the rural area. The site is affected by the presence of a listed building on-site, partial designation of a SAM and partial inclusion in the Appleby Conservation Area.
Is the site suitable?	Currently unknown.
Is the site available?	The site has been confirmed as remaining available. However, as the land is in agricultural use it is possible that tenancies will need termination.
Is the site achievable?	Currently unknown.
When will the site be developed?	The site is not currently proposed for development. No live / extant residential applications on the site.
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Site not within flood zones 2 or 3. <p>Issues to consider</p> <ul style="list-style-type: none"> • Greenfield site. • Access issues. • Part of site within Appleby Conservation Area. • Grade II Listed Building on site and adjacent site. • Adjoining woodland Tree Preservation Order. • Adjacent SSSI and SAC. • Schedule Ancient Monument within 250m of site.
Public consultation response	This site was not included in earlier rounds of consultation.
Source/Reason it is proposed	It is understood that there is an intention of the owner / developer to bring the site forward.

The site has a score of 63% with the higher the score the more preferable the site subject to overcoming issues raised.

AP22 - The Gate Hotel, Appleby



AP22 - The Gate Hotel, Appleby	
Is this site proposed for development?	No
Size	0.28 hectares
Potential Number of Houses	8 units
Brownfield?	Yes
Description	<p>The site is a brownfield site previously in use as a hotel but not in use for a number of years. The hotel building remains on site and is becoming an eyesore.</p> <p>The site is outside of the settlement of Appleby and is not well visually connected although a limited amount of dwellings is in evidence opposite the site.</p>
Is the site suitable?	Currently unknown.
Is the site available?	The site has planning permission recently granted for a children's nursery (ref 13/0452) it is understood that the site is currently being actively marketed and is therefore available.
Is the site achievable?	Currently unknown.
When will the site be developed?	Planning permission granted for Change of Use from restaurant to children's nursery (13/0452).
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Level site. • Brownfield site. • Site not within flood zones 2 or 3. • No Schedule Ancient Monuments within 250m of site. • No environmental designations within 250m of site. <p>Issues to consider</p> <ul style="list-style-type: none"> • Outside of settlement. • Within 50m of the Settle-Carlisle Railway Conservation Area. • Potential road and rail noise nuisance.
Public consultation response	This site was not included in earlier rounds of consultation.
Source/Reason it is proposed	It is understood that there is an intention of the owner / developer to bring the site forward.

The site has a score of 75% with the higher the score the more preferable the site subject to overcoming issues raised.