

Brough and Church Brough

About Brough

Brough is a small village on the western fringe of the Pennines on the A66 trans-Pennine road, 8 miles south east of Appleby and 5 miles north east of Kirkby Stephen. It has a wide range of services, including a primary school, a pub and village hall, a Post Office, and a shop. Brough has historically been divided into Market Brough, to the north, and Church Brough, to the south and centred on the castle and St Michael's Church. Historically it was of importance in the 18th-19th century as a coaching time for the England-Scotland run.

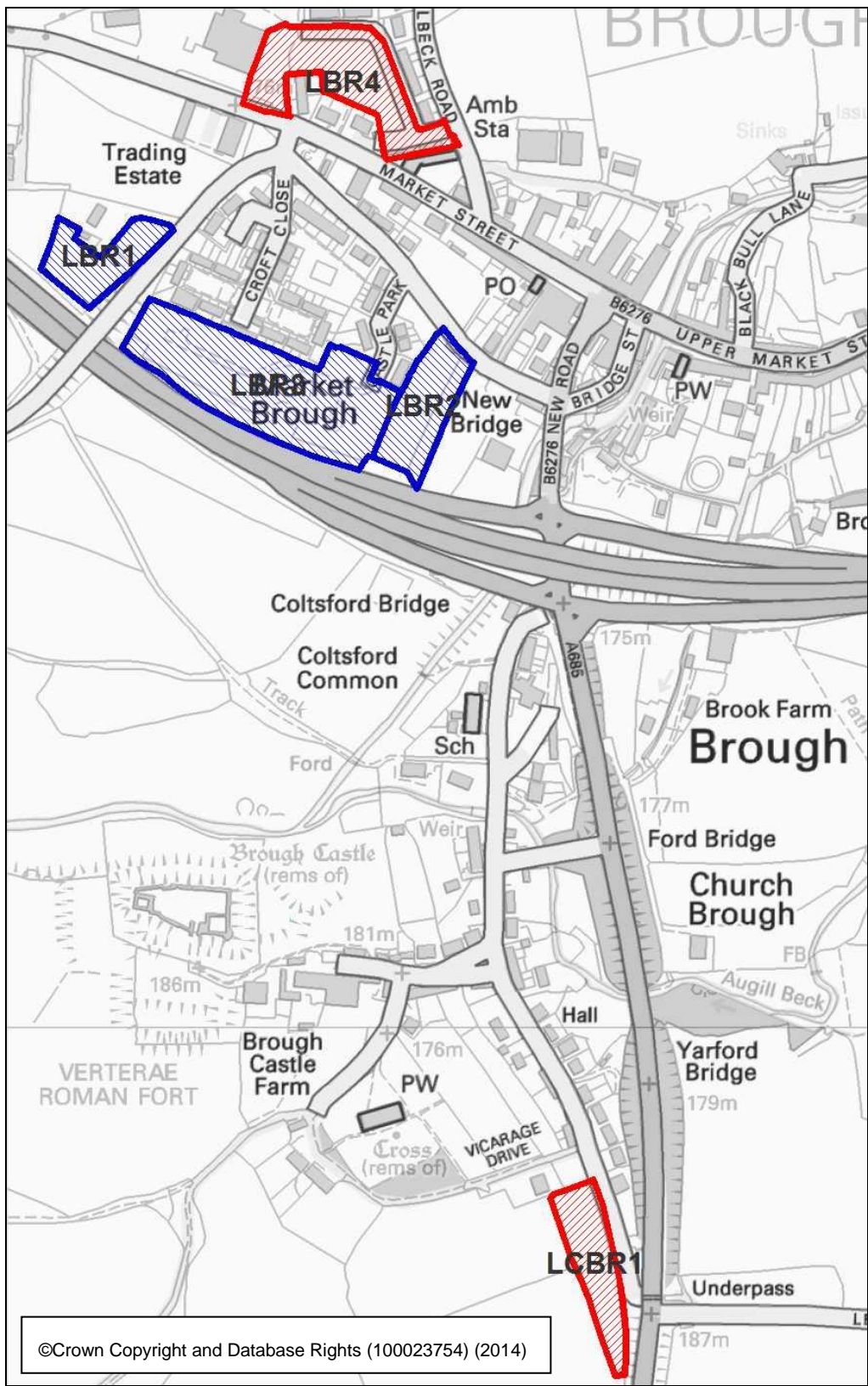
Key Facts - Brough Parish

Population at 2011	751
% Population change 2001-11	1.3%
Number of dwellings	349
Number of long term empty dwellings 2014	7
Second & holiday homes 2014	23
% Second & holiday homes 2014	6%
Median household income 2012 (Brough ward)	£25,428
Median house price (Brough ward)	£208,717
Median house price to household income ratio (Brough ward)	8.2
Lower quartile house price to household income (Brough ward)	10.9
Affordable housing need	3
Households with no car	33

(Sources: Office of National Statistics, Census 2011, Council Tax Data, CACI)

Map showing sites in Brough and Church Brough

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



LBR1 - Rowan House, Brough



LBR1 - Rowan House, Brough	
Is this site proposed for development?	Yes
Size	0.40
Potential Number of Houses	12
Brownfield?	No
Description	The site is a greenfield site. The site is level with no topographical issues. There is an existing access which appears to be shared with the residential unit adjacent the site. However, if required, an alternative access could be achieved. There are trees on the boundary and within 10 metres. Neighbouring uses are fields and land opposite is in residential. The site is on the edge of the settlement. The development of the site would respect the character of the immediate area.
Is the site suitable?	The site was identified as suitable in the longer term in the SHLAA
Is the site available?	Currently unknown
Is the site achievable?	Currently unknown.
When will the site be developed?	2025-2032. There are no live or extant permissions on the site.

LBR1 - Rowan House, Brough	
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> Identified within the SHLAA. Located on edge of settlement and respects character. No flood risk or contamination issues. No environmental or historic landscape designations within 250 metres of the site. <p>Issues to consider</p> <ul style="list-style-type: none"> Greenfield site. On the edge of the settlement.
Public consultation response	No comments received.
Source/Reason it is proposed	<p>Local Plan Designation: Land is allocated for housing</p> <p>The site is identified in the SHLAA as suitable in the long term as there are more suitable sites in the area.</p> <p>The site was included in the Issues and Options consultation document.</p>

The site has a score of 81% with the higher the score the more preferable the site subject to overcoming issues raised.

LBR2 - Castle View, Brough



LBR2 - Castle View, Brough	
Is this site proposed to be allocated?	Yes
Size	0.51
Potential Number of Houses	6 (due to constraints of site)
Brownfield?	No
Description	<p>The site is a green field site. The site is level with no topographical constraints. There is a byre to the front of the site in good condition which may have bats or owls.</p> <p>The existing access is onto a very narrow road. There are trees on the site boundaries and within 10m of the site. A Public Right of Way crosses the site diagonally. Neighbouring use is residential. The site is located in the centre of the settlement and would respect the village form.</p>
Is the site suitable?	The site was identified as suitable in the SHLAA in the longer term.
Is the site available?	Currently unknown
Is the site achievable?	Currently unknown
When will the site be developed?	There is a live planning application for six dwellings on site ((14/0434)
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Identified in SHLAA. • No impact on settings of nearest listed buildings. • Located in centre of settlement and respects character. • No environmental designation or Scheduled Ancient Monuments within 250 metres of site. <p>Issues to consider</p> <ul style="list-style-type: none"> • Part of site in flood zone 2. • Noise from adjacent A66. • Greenfield site. • Possible access issues.
Public consultation response	No comments received.
Source/Reason it is proposed	<p>The site is identified within the SHLAA which states the site is “suitable in the longer term subject to addressing previous reasons for refusal”.</p> <p>Local Plan Designation: Allocated for housing.</p> <p>The site was included in the Issues and Options consultation document.</p>

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

LBR3 - Land behind Croft Close, Brough



LBR3 - Land behind Croft Close, Brough

Is this site proposed for allocation?	Yes
Size	1.60 (0.9 remaining without extant planning permission)
Potential Number of Houses	25 (on area of land excluding that with planning permission)
Brownfield?	No
Description	<p>The site is a greenfield site. The site is level with no topographical issues. The site has an existing access which is useable. The rear of site is designated Amenity Open Space.</p> <p>There are trees on the boundary and within 10 metres. A Public Right of Way crosses the site. Neighbouring uses are residential and fields. The development of the site would respect the character of the settlement.</p>
Is the site suitable?	Part of the site was identified as suitable in the SHLAA
Is the site available?	There is a live planning application on the remainder of the site (14/0305).
Is the site achievable?	Yes.

LBR3 - Land behind Croft Close, Brough	
When will the site be developed?	2014-19. The site has outline planning permission for 48 Units, granted on appeal (Ref. APP/HO928/A/09/2107203). Approximately half of the site has planning permission for residential development of 12 units under reference 11/0607. Construction has commenced on this development and as such only the remainder of the site is included in the allocations process.
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Part of the site has planning permission for residential development, and there is a known intention to bring forward the remainder. • Existing access. • Not in flood zones 2 or 3. • No environmental designations or ancient woodland within 250m. <p>Issues to consider</p> <ul style="list-style-type: none"> • Greenfield site. • Public Right of Way crosses the site. • Proximity to A66- noise disturbance. • Within 250m of Church Brough Conservation Area.
Public consultation response	No comments.
Source/Reason it is proposed	The site is identified in the SHLAA as suitable in part, and was included in the Alternative Sites consultation document.

The site has a score of 83% with the higher the score the more preferable the site subject to overcoming issues raised.

LBR4 - Land at Grand Prix Club, Brough



LBR4 - Land at Grand Prix Club, Brough	
Is this site proposed for allocation?	No
Size	0.89 (developable area of 0.57 hectares)
Potential Number of Houses	17 dwellings at 30 d.p.h. Planning permission exists for nine dwellings (Case reference 09/1007) on the eastern part of the site.
Brownfield?	Part brownfield
Description	<p>The site is level with no topographical issues. The site has an existing access which is useable. The rear of site is designated Amenity Open Space. There are trees on the boundary and within 10 metres.</p> <p>A Public Right of Way crosses the site. Neighbouring uses are residential and fields. The development of the site would respect the character of the settlement.</p>
Is the site suitable?	The site is identified in the SHLAA as being “suitable in the long term subject to addressing any possible contamination and highway issues.”
Is the site available?	Currently unknown.
Is the site achievable?	Currently unknown.

LBR4 - Land at Grand Prix Club, Brough	
When will the site be developed?	Part of the site has outline planning permission for nine houses. It remains in the allocations process as the application is outline and a scheme has yet to be implemented.
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Identified for housing in the SHLAA. • Part brownfield site. • Extant outline consent for residential development for part of the site. • Level site. • No flood risk issues. • Existing access. <p>Issues to consider</p> <ul style="list-style-type: none"> • Potential contamination issues from previous land use. • Road noise. • 50 metres from the North Pennines Area of Outstanding Natural Beauty.
Public consultation response	No comments.
Source/Reason it is proposed	The site is identified in the SHLAA as suitable. It was included in the Alternative Sites consultation document.

The site has a score of 87% with the higher the score the more preferable the site subject to overcoming issues raised.

LBR5 - Land off Back Lane, Brough

LBR6 - Former George Hotel, Brough

These sites have not been assessed as they fall below the size threshold for allocation.

Church Brough

LCBR1 - Land opposite Four Winds, Church Brough



LCBR1 - Land opposite Four Winds, Church Brough

Is this site proposed for development?	No
Size	0.48
Potential Number of Houses	14
Brownfield?	Greenfield
Description	The site is a greenfield site, surrounded by a drystone wall. The site is level with no topographical issues.
Is the site suitable?	Currently unknown.
Is the site available?	Currently unknown.
Is the site achievable?	Currently unknown.

LCBR1 - Land opposite Four Winds, Church Brough	
When will the site be developed?	The site is not currently proposed for development. No live/extant permissions on site.
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Not within flood zones 2 or 3. • Respects village form. • No environmental designations within 250m. <p>Issues to consider</p> <ul style="list-style-type: none"> • Greenfield site. • Part of site is a Scheduled Ancient Monument. • Site is adjacent to a conservation area.
Public consultation response	No comments
Source/Reason it is proposed	It is understood it is the intention of the landowner to bring the site forward.

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