

# Langwathby

## About Langwathby


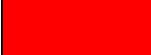
Langwathby is on the A686, running between Penrith, Alston and Hexham, and is situated about 5 miles north east of Penrith. The village lies on the banks of the River Eden and is centred around a large village green next to which stands the village pub, post office and village hall. There is a large primary school serving Langwathby and the surrounding area. The village is well served by public transport; there is a daily bus service and the Settle to Carlisle Railway has a station in the village.

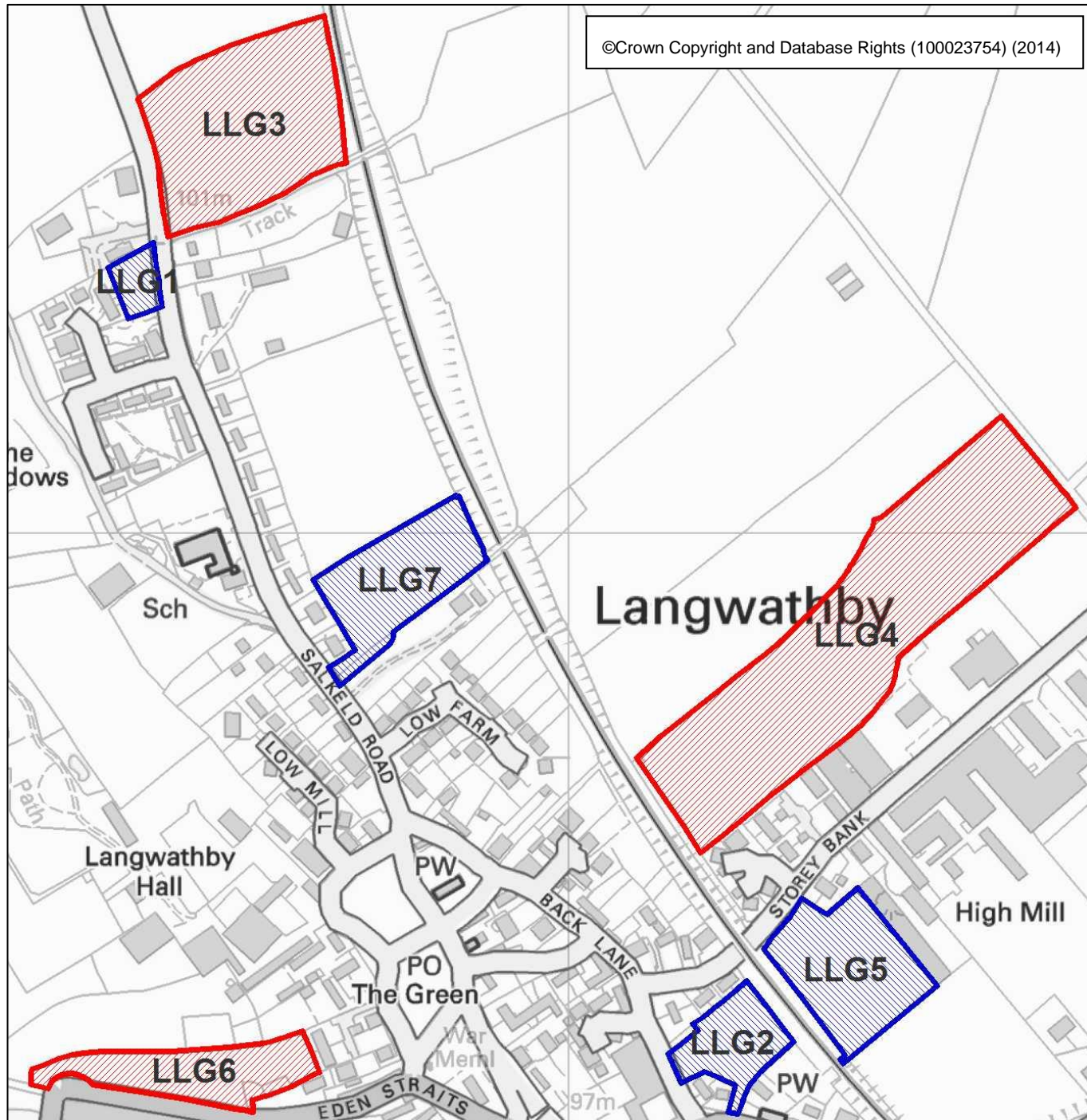
## Key statistics - Langwathby Parish

Population at 2011	866
% Population change 2001-11	16.4%
Number of dwellings	386
Number of long term empty dwellings 2014	7
Second & holiday homes 2014	19
% Second & holiday homes 2014	4%
Median household income 2012 (ward)	£26,731
Median house price (ward)	£245,848
Median house price to household income ratio (ward)	9.2
Lower quartile house price to income ratio (ward)	14.9
Affordable housing need	14
Households with no car	32

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

# Map showing sites in Langwathby

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



## LLG1 - Meadow Court, Langwathby



LLG1 - Meadow Court, Langwathby	
Is this site proposed for development?	Yes
Size	0.14 hectares
Potential Number of Houses	4
Brownfield?	No
Description	<p>The site is part developed for housing and the remaining is greenfield site. The lower part of the site which is currently undeveloped was illustrated as being a play area for the housing during the 2005 planning application (05/1026). The site is level; however it is lower than the road level which could make access directly from the road difficult. Although there is potential to have access from Meadow Croft which is at a similar level to the site.</p> <p>There is no Public Right of Way on the site although there appears to be a path which links the estate to the rear to the road. There are hedgerows on the boundary of the site.</p> <p>An employment site is adjacent to the site which is in commercial use as a garage. There is potential that the commercial use could impact on the site in the future although due to the existence of a dwelling located at</p>

<b>LLG1 - Meadow Court, Langwathby</b>	
	<p>the edge of the employment site provides a buffer area. The character of the settlement in this location is a linear form on the eastern side with estates on the western side where the site is located. The development of the site would respect the current form of the settlement within this area.</p> <p>There is no planning history which relates to the road side part of the site. However the previous applications included the lower part of the site as play area to serve the existing developed site.</p> <p>The total site has an area of 4807m<sup>2</sup> with 2091m<sup>2</sup> being undeveloped of which 581m<sup>2</sup> is allocated as the play area for the existing site.</p> <p>Therefore 31% of the original site remains undeveloped.</p>
Is the site suitable?	The site was identified within the SHLAA which found "suitable site for small scale development at the front of the site."
Is the site available?	It is understood that there is an intention of the owner / developer to bring the site forward. 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?	2014-19
Issues/Constraints	<p><b>Positive considerations</b></p> <ul style="list-style-type: none"> <li>• Allocated as housing land within the 1996 Eden Local Plan.</li> <li>• Located within settlement.</li> <li>• No topographical constraints.</li> <li>• Site not within flood zones 2 or 3.</li> <li>• No Scheduled Ancient Monuments within 250m of site.</li> <li>• No impact on the setting of nearest listed buildings.</li> <li>• No environmental designations within 250m.</li> </ul> <p><b>Issues to consider</b></p> <ul style="list-style-type: none"> <li>• Potential disturbance from adjacent commercial site.</li> </ul>
Public consultation response	Four comments were received of which two were in favour of the sites, one objecting as the site is unlikely to offer any affordable housing. The neutral response offers that there are no known constraints on the site.

## LLG1 - Meadow Court, Langwathby

Source/Reason it is proposed

The site is designated as housing land with the 1996 Local Plan.

The site was included in the Issues and Options consultation document and the 2013 'Housing: Preferred Sites and Policies' document.

The site was identified within the SHLAA which found "suitable site for small scale development at the front of the site."

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

## LLG2 - Townhead, Langwathby



## LLG2 - Townhead, Langwathby

Is this site proposed for development?

Yes

Size

0.43 hectares

Potential Number of Houses

13

Brownfield?

No

Description

This is a greenfield site. It rises from the road level to the rear of the site adjacent to the railway embankment. The site level is higher than the neighbouring properties as these properties

<b>LLG2 - Townhead, Langwathby</b>	
	<p>are built into the ground utilising retaining walls. There are two access points into the site, the first is from Back Lane and the second is from the top road. The lower access is opposite a working farm and has restricted visibility. The second is between two properties into what appears to be a car park area to a church hall.</p> <p>There are hedgerows on the boundary of the site. The neighbouring uses are residential. The character of the settlement in this location is a densely defined area. The site would not protrude into the open countryside with the rail line delineating the edge of the settlement.</p>
Is the site suitable?	The site was identified within the SHLAA which found “suitable site well related to existing settlement subject to infrastructure capacity information.”
Is the site available?	It is understood that there is an intention of the owner / developer to bring the site forward. 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?	2014-19
Issues/Constraints	<p><b>Positive considerations</b></p> <ul style="list-style-type: none"> <li>• Allocated as housing land within 1996 local plan.</li> <li>• Located within the settlement.</li> <li>• Not within flood zones 2 or 3.</li> <li>• No Scheduled Ancient Monuments within 250m.</li> <li>• No impact on settings of nearest listed buildings.</li> <li>• No environmental designations within 250m.</li> </ul> <p><b>Issues to consider</b></p> <ul style="list-style-type: none"> <li>• Topographical issues may impede development.</li> <li>• Access issues to consider.</li> </ul>
Public consultation response	Five responses were received to the site of which three objected and two were neutral. Objections were based on access, impact on the amenity of existing properties and the potential noise issues caused by the nearby Carlisle-Settle railway.



<b>LLG3 - Field adjacent Braeside, Langwathby</b>	
	<p>existing access to the employment site. Any alternative access points would have to move along the frontage further out of the village which could have a landscape impact.</p> <p>There are hedgerows on the boundary of the site and a number of trees within the hedgerows. Neighbouring uses include the commercial site opposite, which has potential for noise disturbance. The waste water treatment works could also have odour potential. There are open fields to the north and east. The character of the settlement in this location is a linear form on the eastern side with estates on the western side. The site would protrude into the open countryside. The flat part of the front of the site could have potential but would be minimal to ensure no adverse impact on landscape.</p>
Is the site suitable?	The site was identified within the SHLAA which found it "suitable in the long term subject to visual impact assessment of extending site in open countryside. Other better related sites exist."
Is the site available?	It is understood that there is an intention of the owner / developer to bring the site forward. 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 planning applications on the site.
Issues/Constraints	<p><b>Positive considerations</b></p> <ul style="list-style-type: none"> <li>• Site not within flood zones 2 or 3.</li> <li>• No Scheduled Ancient Monuments within 250m.</li> <li>• No impact on settings of nearest listed buildings.</li> <li>• No environmental designations within 250m.</li> </ul> <p><b>Issues to consider</b></p> <ul style="list-style-type: none"> <li>• Potential disturbance from adjacent railway, commercial site and waste water treatment works.</li> <li>• Outside settlement and into open countryside.</li> <li>• Out of character with settlement form and pattern.</li> <li>• Access may conflict with commercial access.</li> </ul>
Public consultation response	Two responses were received with one response noting that a United Utilities sewage pipe runs through the land. The other in support notes that the site is in a sustainable location with developer interest and could come forward immediately.



### LLG3 - Field adjacent Braeside, Langwathby

Source/Reason it is proposed

The site was identified in the Alternative Sites consultation document.

The site was identified within the SHLAA which found it “suitable in the long term subject to visual impact assessment of extending site in open countryside. Other better related sites exist.”

The site has a score of 74% with the higher the score the more preferable the site subject to overcoming issues raised.

### LLG4 - Field to north west of High Mill, Langwathby



### LLG4 - Field to north west of High Mill, Langwathby

Is this site proposed for development?

No

Size

3.31 hectares

Potential Number of Houses

99

Brownfield?

No

Description

The site is a greenfield site. The site is reasonably level with a slight increase in level from the access track. The site is openly visible for a considerable distance. The existing access is along a footpath to reach a field access, which could lead to a conflict with other users of the footpath. There

<b>LLG4 - Field to north west of High Mill, Langwathby</b>	
	<p>are no alternative access points to the site and no obvious potential ones.</p> <p>There are hedgerows on the boundary of the site and a number of trees within the hedgerows. Neighbouring uses are open fields and an adjacent commercial site which has potential for noise disturbance. The site is outside of the settlement within the open countryside. As the site is adjacent to an established employment / commercial site the site would be more suitable for additional commercial use subject to scale and design.</p>
Is the site suitable?	The site was identified within the SHLAA which found “unsuitable due to being poorly related to existing settlement and in it’s entirety would significantly alter the settlement boundary.”
Is the site available?	It is understood that there is an intention of the owner / developer to bring the site forward. 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 planning applications on the site.
Issues/Constraints	<p><b>Positive considerations</b></p> <ul style="list-style-type: none"> <li>• Site not within flood zones 2 or 3.</li> <li>• No Scheduled Ancient Monuments within 250m of site.</li> <li>• No impact on settings of nearest listed buildings.</li> <li>• No environmental designations within 250m of site.</li> </ul> <p><b>Issues to consider</b></p> <ul style="list-style-type: none"> <li>• Potential disturbance from adjacent commercial site.</li> <li>• Outside settlement and out of character.</li> <li>• Access issues.</li> <li>• Alternative use would be for additional commercial premises subject to scale and design.</li> </ul>
Public consultation response	Two responses were received, both of which were objections. These are based on the site being outside the village envelope and would have a detrimental visual impact.
Source/Reason it is proposed	<p>The site was identified in the Alternative Sites consultation document.</p> <p>The site was identified within the SHLAA which found “unsuitable due to being poorly related to existing settlement and in it’s entirety would significantly alter the settlement boundary.”</p>

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

## LLG5 - Land at Tynedale Farm, Langwathby



LLG5 - Land at Tynedale Farm, Langwathby	
Is this site proposed for development?	Yes
Size	3.28 hectares
Potential Number of Houses	25 dwellings (Part site)
Brownfield?	No
Description	<p>The site is a greenfield site. There are a number of buildings on the site which are not suitable for conversion; however one dwelling appears to be structurally sound. There is potential for the buildings to be habitats for bats and owls. The site can be split into two areas; the top area consists of the buildings and the land to the rear of Edenburg which is relatively flat but elevated. The second area of land is the field to the rear of Woodcroft. This rises steeply from the railway line towards the buildings. The various levels and the elevated position above the settlement are issues that the scheme would need to overcome.</p> <p>There are a number of accesses to the site which are either field access points or through the buildings. The field access points do not have adequate visibility with one being located between two residential properties. The access through the yard is between a dwelling and a commercial building. There are hedgerows on the boundary and a group of trees on the</p>

<b>LLG5 - Land at Tynedale Farm, Langwathby</b>	
	<p>site. Neighbouring uses are adjacent commercial sites which have potential for noise disturbance.</p> <p>The site is outside of the settlement within the open countryside. As the site is adjacent to an established employment / commercial site part of the site would be more suitable for additional commercial use subject to scale and design.</p>
Is the site suitable?	The site was identified within the SHLAA which found “suitable in the long term in part for small scale residential development in close proximity to existing residential areas. Other better related sites exist.”
Is the site available?	It is understood that there is an intention of the owner / developer to bring the site forward. The greenfield part of the site appears to be grazed therefore the site would be available subject to the termination of any lease that may be attached to the grazing land. In relation to the building some appear to be in use and these users would need to be moved for the site to be available.
Is the site achievable?	Currently unknown.
When will the site be developed?	2025-30
Issues/Constraints	<p><b>Positive considerations</b></p> <ul style="list-style-type: none"> <li>• Site not within flood zones 2 or 3.</li> <li>• No Scheduled Ancient Monuments within 250m of site.</li> <li>• No impact on settings of nearest listed buildings.</li> <li>• No environmental designations within 250m of site.</li> </ul> <p><b>Issues to consider</b></p> <ul style="list-style-type: none"> <li>• Potential disturbance from adjacent railway and commercial site.</li> <li>• Outside of the settlement and not in keeping with character and form.</li> <li>• Access to be defined.</li> <li>• Potentially significant trees on site.</li> <li>• Potential biodiversity issues within buildings.</li> <li>• Adjacent conservation area.</li> <li>• Potential to be used for commercial expansion subject to design and scale.</li> </ul>
Public consultation response	Two responses were received with one in favour confirming that the landowner is in favour of developing the site and a further response that if housing is required in Langwathby this site would be acceptable.

## LLG5 - Land at Tynedale Farm, Langwathby

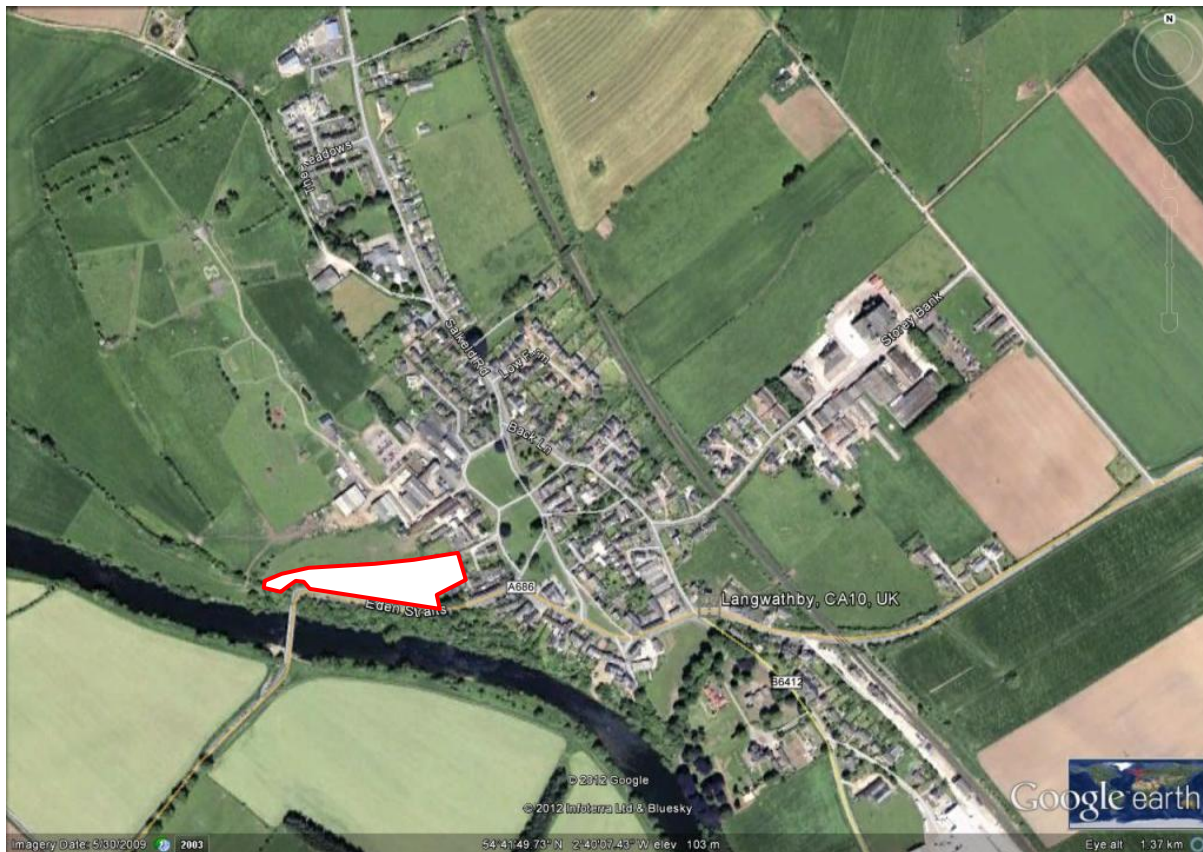
Source/Reason it is proposed

The site was identified in the Alternative Sites consultation document.

The site was identified within the SHLAA which found "suitable in the long term in part for small scale residential development in close proximity to existing residential areas. Other better related sites exist.

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

## LLG6 - Land at Eden Straits, Langwathby



## LLG6 - Land at Eden Straits, Langwathby

Is this site proposed for development?

No

Size

0.69 hectares

Potential Number of Houses

21

Brownfield?

No

Description

The site is a greenfield site. There are two garage buildings located on the site which are not suitable for conversion due to size and construction materials. The site is level however the site is higher than the road level which could make access directly from the road difficult. The access to the site has

## LLG6 - Land at Eden Straits, Langwathby

	<p>limited visibility. Although there is potential to have access from the road this would result in the loss of the sandstone wall which runs along the boundary which is an important feature in this part of the village.</p> <p>The site is an elevated site viewed from the west when approaching the village. There are hedgerows on the boundary of the site and a number of trees adjacent the site. Neighbouring uses are agricultural fields and a working farm adjacent to the site. The character of the settlement in this location is a linear form which extends around the village green with only farms extending into the open countryside. The site would protrude into the open countryside. Any development would potentially affect the character of the settlement as you enter the village.</p>
Is the site suitable?	The site was identified within the SHLAA which found “unsuitable as it is poorly related in terms of form and the character of the settlement. Could set negative precedent for further development outside the established settlement boundary.” boundary.”
Is the site available?	The site has been confirmed as 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 allocation. No live / extant residential planning applications on the site. Previous applications refused on visual grounds and location.
Issues/Constraints	<p><b>Positive considerations</b></p> <ul style="list-style-type: none"><li>• Site not within flood zones 2 or 3.</li><li>• No Scheduled Ancient Monuments within 250m of site.</li><li>• No impact on setting of nearest listed buildings.</li></ul> <p><b>Issues to consider</b></p> <ul style="list-style-type: none"><li>• Environmental designations within 18m of site.</li><li>• Potential odour disturbance from adjacent farm.</li><li>• Outside of settlement and not in keeping with character and form.</li><li>• Access issues.</li></ul>
Public consultation response	One response was received in opposition to the proposal as the site is considered to be outside the village boundary with an unsuitable access and there are more suitable sites within the village.

## LLG6 - Land at Eden Straits, Langwathby

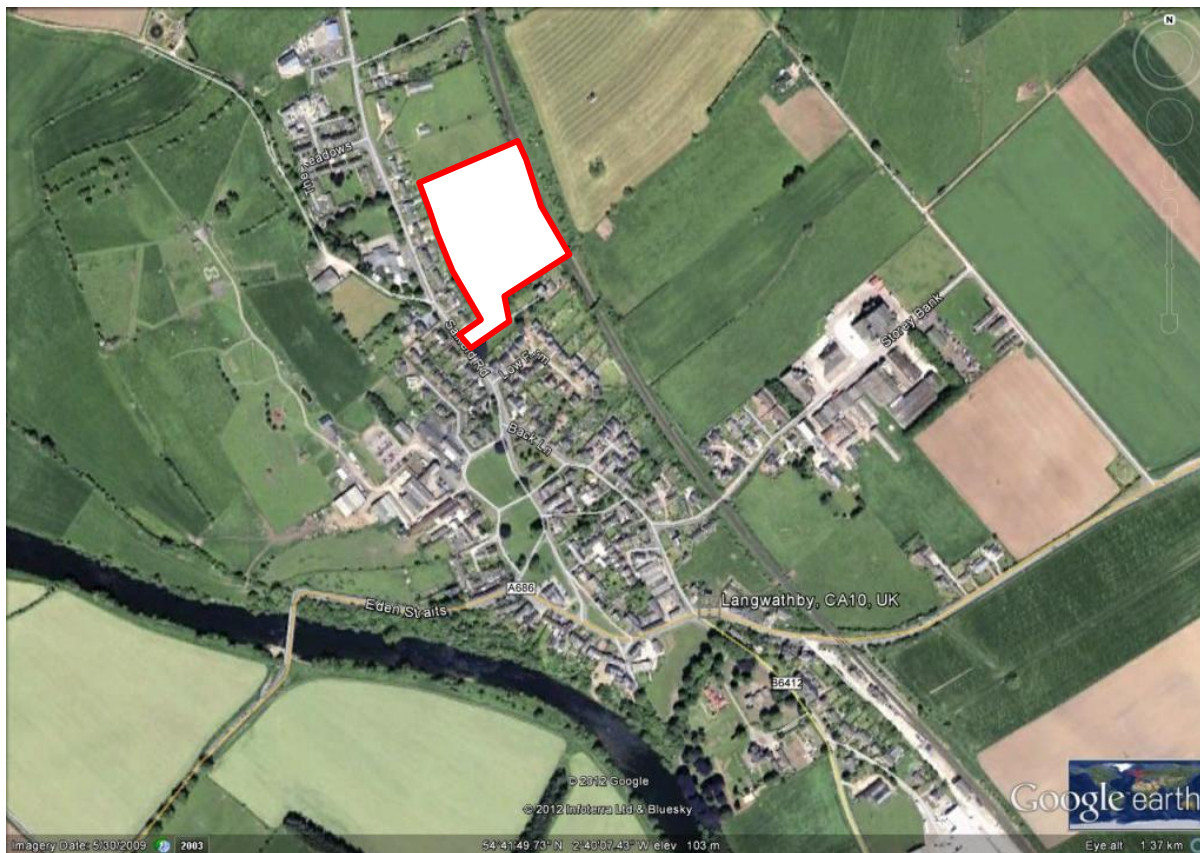
Source/Reason it is proposed

The site was identified in the Alternative Sites consultation document.

The site was identified within the SHLAA which found “unsuitable as it is poorly related in terms of form and the character of the settlement. Could set negative precedent for further development outside the established settlement boundary.” boundary.”

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

## LLG7 - Land adjacent to Eden View, Langwathby



## LLG7 - Land adjacent to Eden View, Langwathby

Is this site proposed for development?

No

Size

1.94 hectares

Potential Number of Houses

25 (part site)

Brownfield?

No

Description

The site is a greenfield site. The site slopes somewhat from the railway line to the east down towards the houses to the west. It is not felt that the topography of the site would compromise development. There is existing access to the site

<b>LLG7 - Land adjacent to Eden View, Langwathby</b>	
	<p>from Salkeld Road. This could be upgraded to provide an adequate access if the site was developed. The eastern edge of the site is adjacent to the railway line</p> <p>Part of the site falls within EDC's Historic Land Use buffer indicating potential contamination issues. The east of the site shares a boundary with the Settle to Carlisle Conservation Area. Neighbouring uses are residential, open fields and the railway which would overlook the site. The site is to the north of the village, within the village envelope, but the scale and location of the site would alter the form of the village if developed fully.</p>
Is the site suitable?	Yes.
Is the site available?	It is understood that there is an intention of the owner / developer to bring the site forward. 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?	It is understood that the site is achievable.
When will the site be developed?	2014-19.
Issues/Constraints	<p><b>Positive considerations</b></p> <ul style="list-style-type: none"> <li>• Existing access (potential upgrades needed)</li> <li>• No environmental designations within 250m</li> <li>• Site not at risk from flooding</li> </ul> <p><b>Issues to consider</b></p> <ul style="list-style-type: none"> <li>• Potential contamination issues on East of site because of railway</li> <li>• Sites shares Eastern boundary with the Settle to Carlisle Conservation Area</li> <li>• The site is Greenfield</li> <li>• The scale and location of the site would alter the form of the village</li> <li>• Noise disturbance from railway</li> </ul>
Public consultation response	One comment made in favour of the site stating that it is achievable, developable and economically viable.
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 74% with the higher the score the more preferable the site subject to overcoming issues raised.



## **LLG8 - Land behind 7 Low Mill, Langwathby**

This site has not been considered due to its small size which is below the threshold for consideration.