

Shap

About Shap

Shap is a village situated 10 miles south of Penrith and about 15 miles north of Kendal. It is located on the A6 and the West Coast Main Line, and junction 39 of the M6 motorway is just south of the village. Until 1970, and the completion of the M6 between Kendal and Penrith, the A6 across Shap summit formed the main north-south route, linking the industrial areas of north-west England with Scotland. The village consists mainly of two long lines of grey stone houses, many dating from the 18th century, lining the A6 road that runs through the village. There are three pubs, a small supermarket, a fish and chip shop, a primary school, a newsagent, a coffee shop, a fire station, and a bank (only open 4 hours a week). It also has a regular bus service. Shap is on the route of the Coast to Coast Walk.

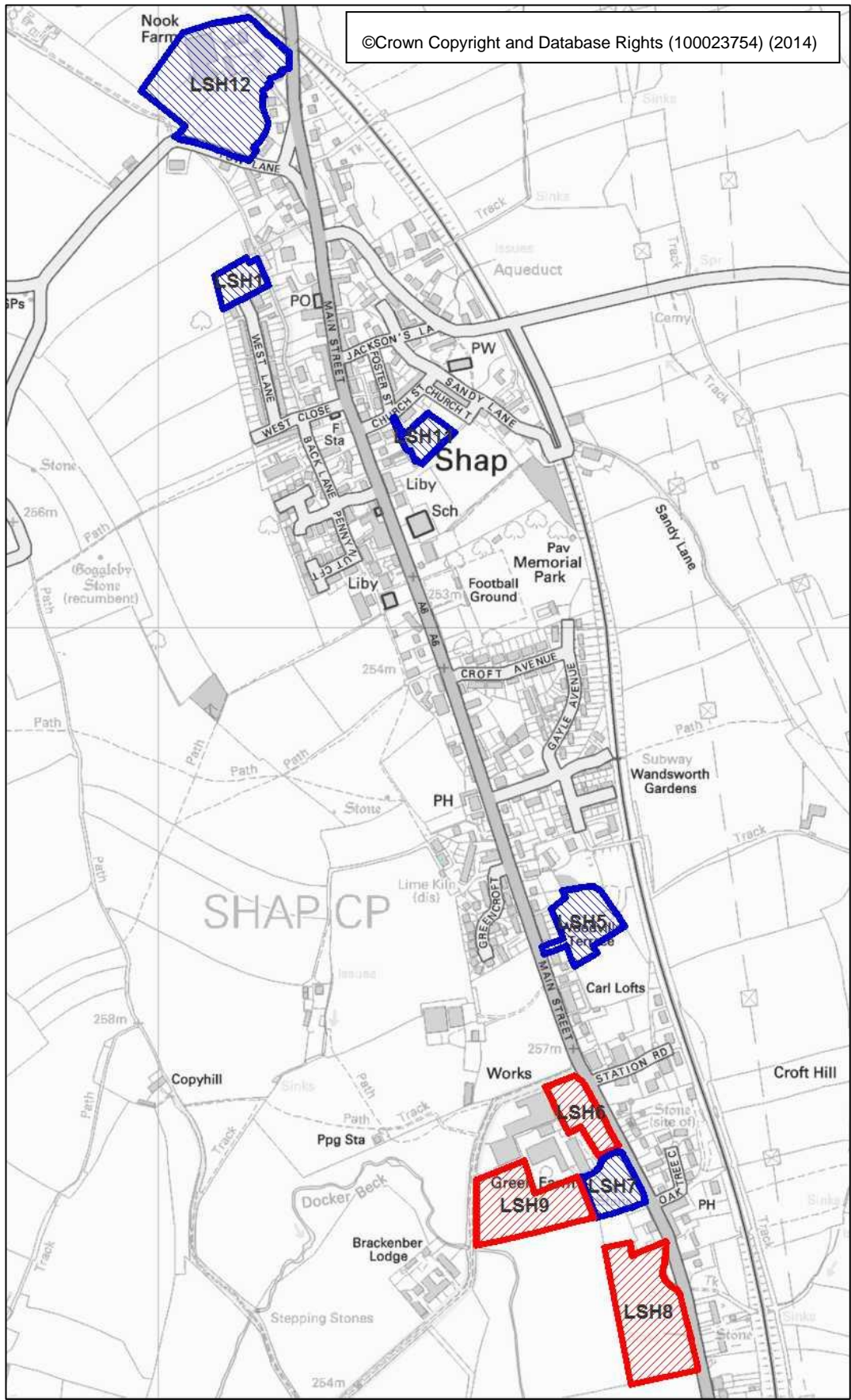
Key statistics- Shap Parish

Population at 2011	1,264
% Population change 2001-11	5.6%
Number of dwellings	681
Number of long term empty dwellings 2014	15
Second & holiday homes 2014	38
% Second & holiday homes 2014	5%
Median household income 2012 (ward)	£20,156
Median house price (ward)	£145,557
Median house price to household income ratio (ward)	7.2
Lower quartile income to house price ratio.	12
Affordable housing need	16
Households with no car	87

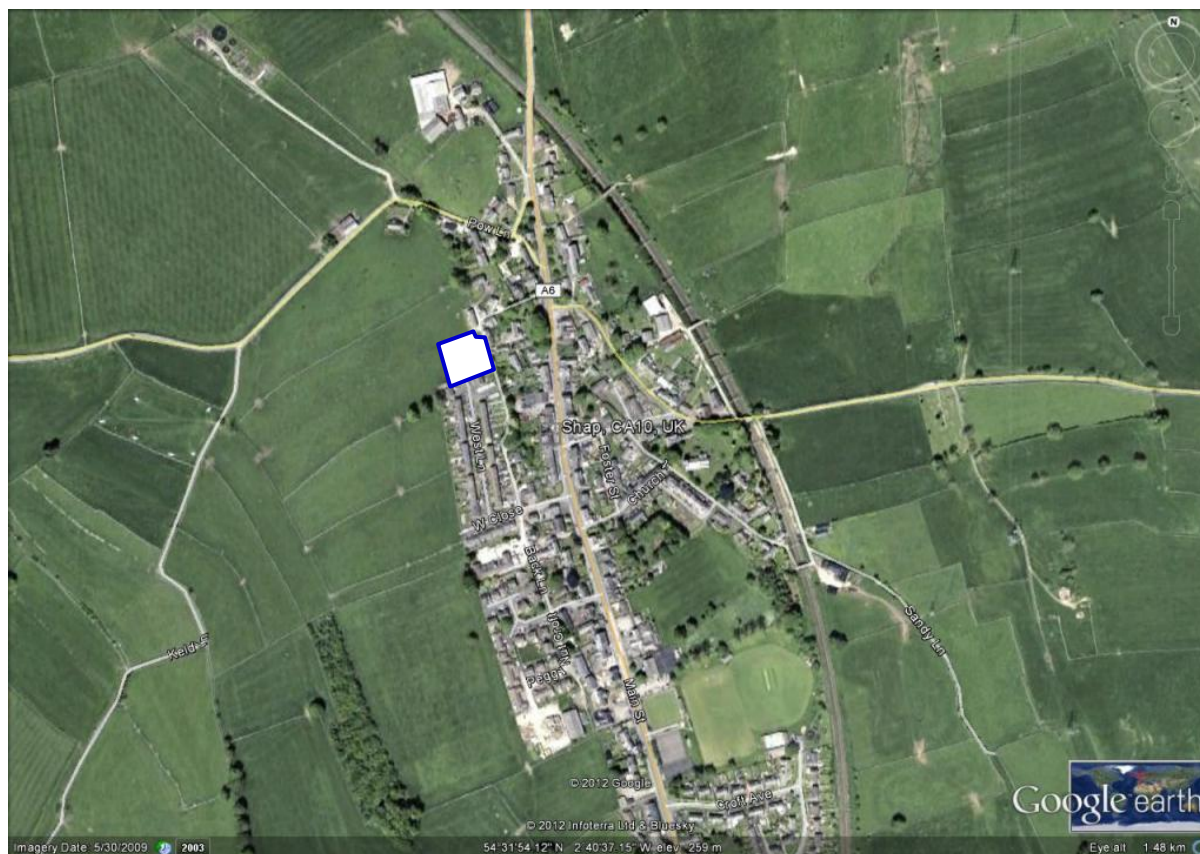
(Sources: Office of National Statistics, Census 2011, Council Tax Data, CACI)

Map showing sites in Shap

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



LSH1 - West Lane, Shap



LSH1 - West Lane, Shap

Is this site proposed for development?	Yes
Size	0.27 hectares
Potential Number of Houses	8
Brownfield?	No
Description	The site is a greenfield site. It is relatively level with no topographical constraints. The site is accessed from the existing turning head of the existing residential estate. There is a Public Right of Way at the edge of the site. Neighbouring uses are residential and agricultural fields. The site is located at the edge of the settlement of Shap; its development would extend but respect the character of the settlement in this area.
Is the site suitable?	The site was identified within the SHLAA which found “suitable for small scale residential development.”
Is the site available?	Currently unknown. The site appears to be utilised for grazing therefore any agricultural tenancies if applicable would need to cease to allow the site to become available.
Is the site achievable?	Currently unknown.
When will the site be	2014-19

LSH1 - West Lane, Shap	
developed?	
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Allocated for housing land within 1996 local plan and identified as suitable in the SHLAA. • Level site- no topographical constraints. • No flood risk or contamination issues. • Existing access. • Not within 250m of an environmental or historic landscape designation. • Natural extension to existing development, and in keeping with character and form of settlement. <p>Issues to consider</p> <ul style="list-style-type: none"> • Greenfield site.
Public consultation response	No comments received.
Source/Reason it is proposed	<p>Allocated as Housing land within the 1996 local plan.</p> <p>The site was included in the Issues and Options document.</p> <p>The site was identified within the SHLAA which found “suitable for small scale residential development.”</p>

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

LSH2 - Land at Foster Street, Shap

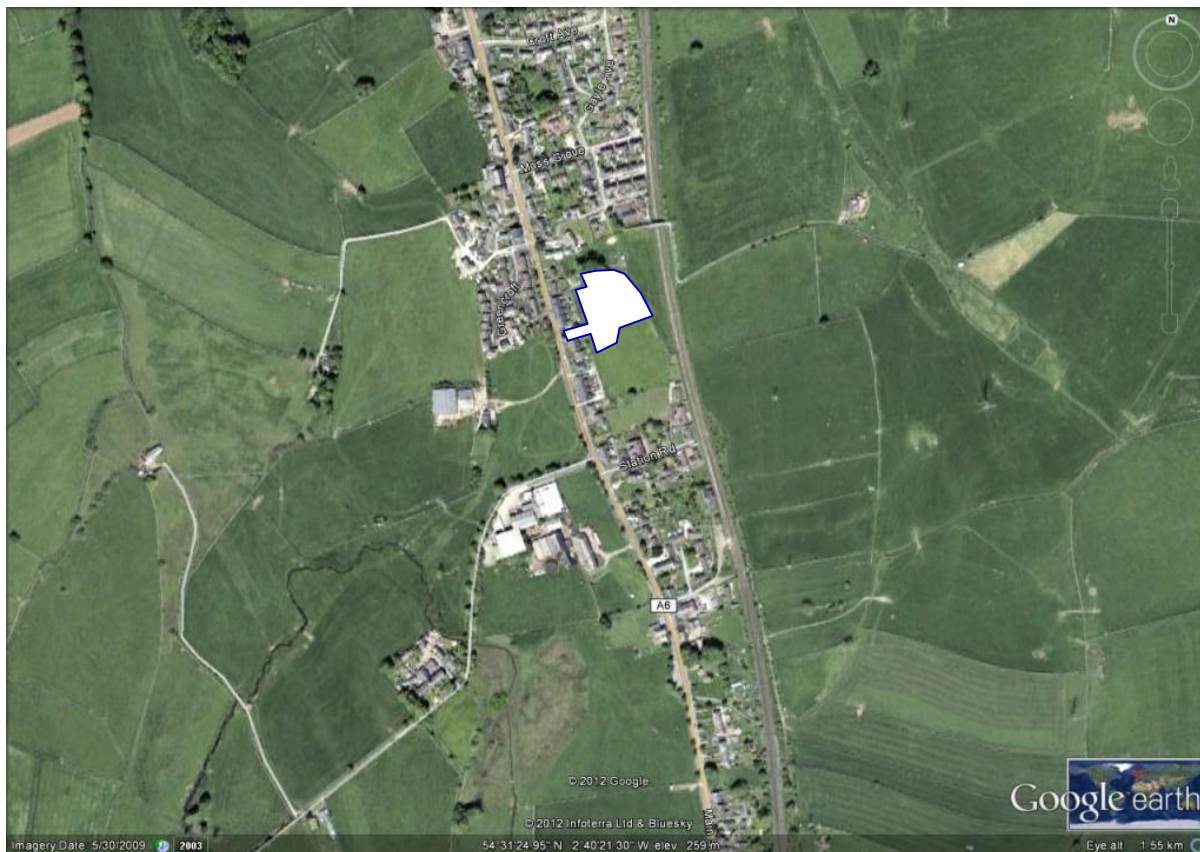
LSH3 - Land at Station Road, Shap

These sites were included in the Alternative sites consultation document but have not been bought forward for assessment as they fall below the site size threshold for allocation.

LSH4 - Land at Peggy Nut Croft, Shap

This site is being developed for four new dwellings and a new doctor’s surgery.

LSH5 - Land behind Woodville Terrace, Shap



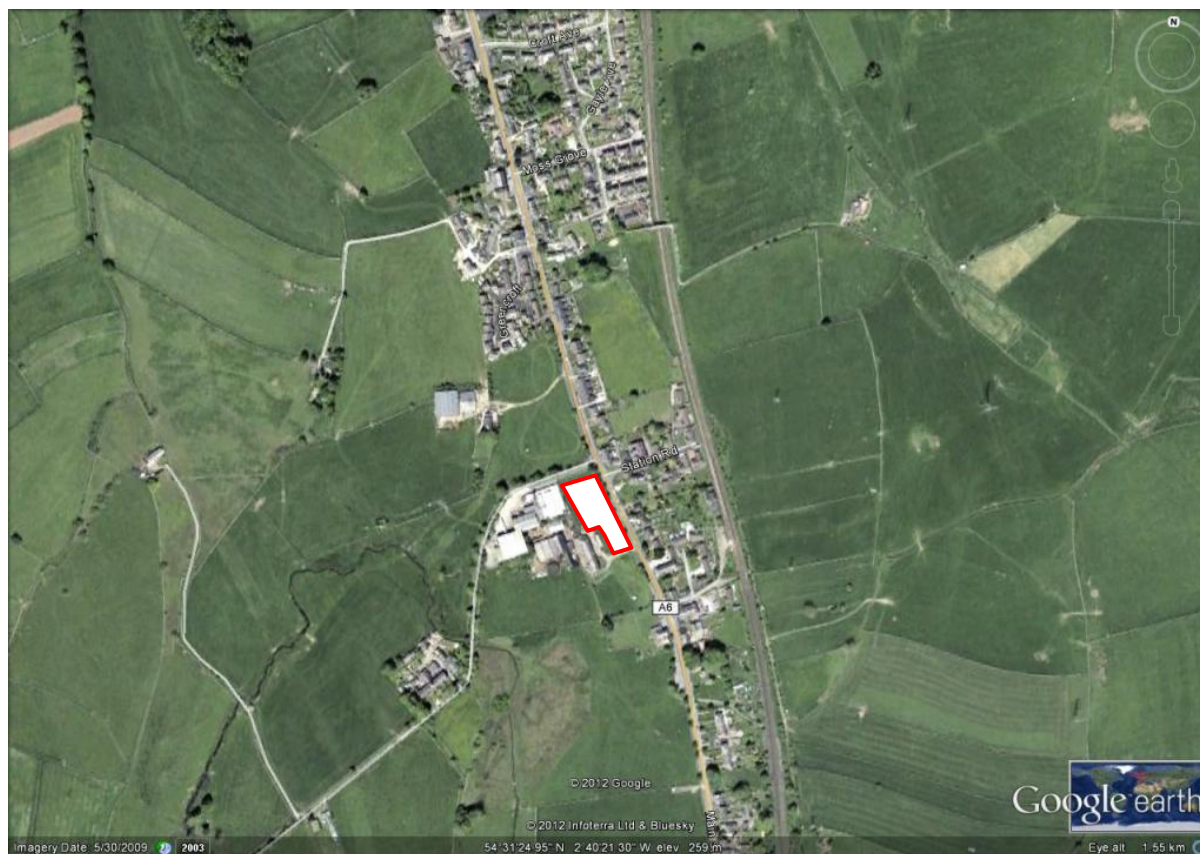
LSH5 - Land behind Woodville Terrace, Shap

Is this site currently proposed for development?	Yes
Size	0.60 hectares
Potential Number of Houses	18
Brownfield?	No
Description	<p>The site is a greenfield site. It is level with no topographical constraints. The site has an existing access located between the existing properties. There is a group of 13 significant trees located at the edge of the site which would need to be assessed and potentially retained as part of any development. The neighbouring land uses are residential and a railway to the rear.</p> <p>The site is located at the edge of the settlement of Shap, and its development would extend the settlement.</p>
Is the site suitable?	The site was identified within the SHLAA which found “suitable subject to mitigation in respect to residential amenity of neighbouring properties adjoining access road and any noise from railway.”

LSH5 - Land behind Woodville Terrace, Shap	
Is the site available?	It has been confirmed that the site is available. The site appears to be utilised for grazing and therefore any agricultural tenancy would need to cease if applicable to allow the site to be available.
Is the site achievable?	Currently unknown.
When will the site be developed?	2014-19
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • No topographical constraints. • Not within flood zones 2 or 3 and no bodies of water close to site. • Existing access. • Not within 250m of an environmental designation. <p>Issues to consider</p> <ul style="list-style-type: none"> • Site identified for potential to fulfill shortfall of open space in Shap. • Greenfield site. • Extension of settlement. • Within 250m of scheduled ancient monument. • Significant trees on site. • Rail and road noise disturbance.
Public consultation response	One response was received in support of the site and development in the village.
Source/Reason it is proposed	<p>The site was included in the Alternative Sites consultation document.</p> <p>The site was identified within the SHLAA which found “suitable subject to mitigation in respect to residential amenity of neighbouring properties adjoining access road and any noise from railway.”</p>

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

LSH6 - Green Farm - Field 1, Shap



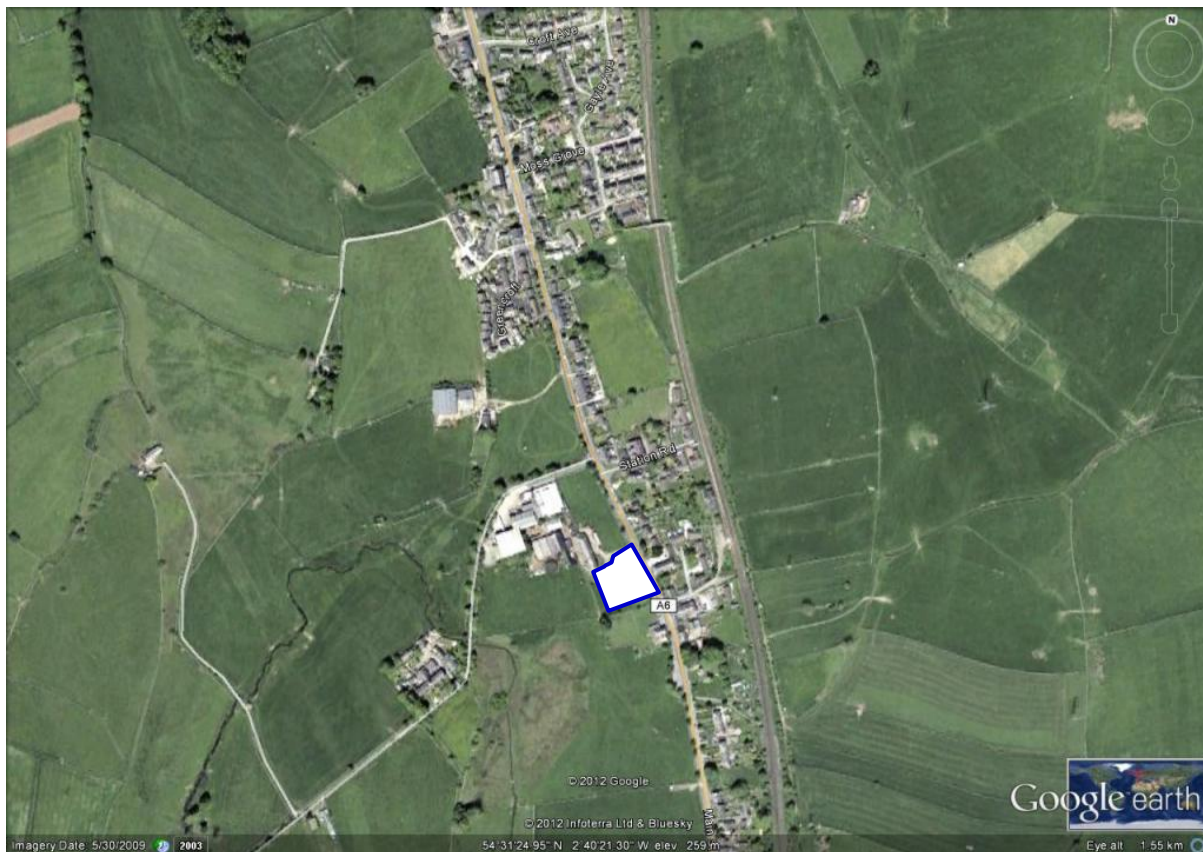
LSH6 - Green Farm - Field 1, Shap

Is the site proposed for development?	No
Size	0.43 hectares
Potential Number of Houses	13
Brownfield?	No
Description	<p>The site is greenfield site. It is level with no topographical constraints. The site has access from the farm lane with no direct access to the road, therefore improvements would be required. There are a number of trees along the grass verge between the site and the road. The site is located in front of the working farmstead opposite the residential dwellings.</p> <p>The site is located outside of the main settlement and its development would alter the existing form.</p>
Is the site suitable?	The site was identified within the SHLAA and excluded because “amenity open space and extends beyond strong physical boundary.”
Is the site available?	It has been confirmed that the site is available. The site appears to be grazed and therefore any agricultural tenancies if applicable would have to cease for the site to be available.

LSH6 - Green Farm - Field 1, Shap	
Is the site achievable?	No.
When will the site be developed?	The site is not currently proposed for allocation. No live / extant residential applications on the site.
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • No topographical constraints. • No contamination or flood risk issues. • Not within 250m of an environmental designation. <p>Issues to consider</p> <ul style="list-style-type: none"> • Allocated as Amenity Open Space. • Greenfield site. • Access improvements required. • Within 250m of scheduled ancient monument. • Potential road, rail and odour disturbance issues.
Public consultation response	No comments were received.
Source/Reason it is proposed	The site was included in the Alternative Sites consultation document.

The site has a score of 67% with the higher the score the more preferable the site subject to overcoming issues raised.

LSH7 - Green Farm - Field 2, Shap



LSH7 - Green Farm - Field 2, Shap	
Is this site proposed for development?	Yes
Size	0.43 hectares
Potential Number of Houses	13
Brownfield?	No
Description	<p>The site is a greenfield site. It is an undulating site set at a lower level than the road therefore there are topographical constraints to address. The site has access from the farm lane with no direct access to the road, and so improvements would be required. The nearest listed building is Green Farm house 5 metres from the site; development of the site has potential to affect the setting. There are a number of trees along the grass verge between the site and the road.</p> <p>The site is located in adjacent to the working farmstead and opposite the residential dwelling. The development of the site would alter the form of the development in this area.</p>
Is the site suitable?	The site was identified within the SHLAA and excluded because “amenity open space and extends beyond strong physical boundary.” Although this site was classed as unsuitable in the SHLAA development would respect the linear nature of Shap and is a small site. Shap has been identified as a particularly sustainable settlement.
Is the site available?	It has been confirmed that the site is available. The site appears to be grazed and therefore any agricultural tenancies if applicable would have to cease for the site to be available.
Is the site achievable?	Yes.
When will the site be developed?	2020-25
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Not within flood zones 2 or 3 and no bodies of water close to site. • Not within 250m of an environmental designation. <p>Issues to consider</p> <ul style="list-style-type: none"> • Scheduled ancient monument on site. • Listed Building adjacent site. • Topographical constraints to overcome. • Greenfield site. • Access improvements required. • Road, rail and odour disturbance issues.
Public consultation response	No comments received.

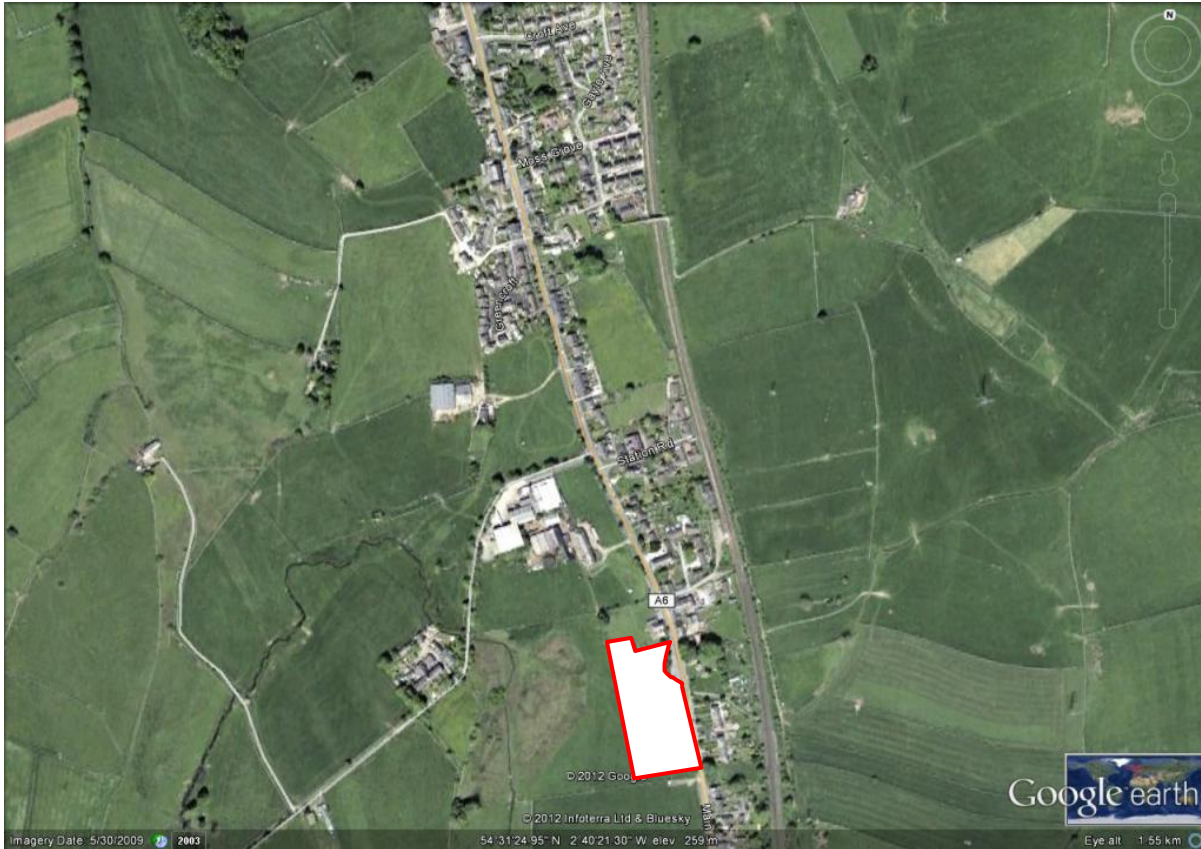
LSH7 - Green Farm - Field 2, Shap

Source/Reason it is proposed

The site was included in the Alternative Sites consultation document.

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

LSH8 - Green Farm - Field 3, Shap



LSH8 - Green Farm - Field 3, Shap

Is this site proposed for development?

No

Size

1.42 hectares

Potential Number of Houses

43

Brownfield?

No

Description

The site is a greenfield site. The site is undulating and set at a lower level than the road, therefore there are topographical constraints to address. The site is currently accessed via the existing field access, improvements would be required. There are a number of trees along the grass verge between the site and the road. Neighbouring uses are open fields and the A6 road.

The site is located outside of the settlement of Shap and its development would alter the form of the area.

LSH8 - Green Farm - Field 3, Shap	
Is the site suitable?	The site was included in the SHLAA but found unsuitable “due to extent of the extension of settlement boundary and the site is poorly related to existing built form”.
Is the site available?	It has been confirmed that the site is available. The site appears to be grazed and therefore any agricultural tenancies if applicable would have to cease for the site to be available.
Is the site achievable?	No.
When will the site be developed?	The site is not currently proposed for allocation. No live / extant residential applications on the site.
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Not within 250m of an environmental designation. • No contamination issues. <p>Issues to consider</p> <ul style="list-style-type: none"> • Topographical issues. • Greenfield site. • No existing adequate access. • Scheduled Ancient Monument within 250m of site. • Road, rail and odour disturbance issues. • Within flood zone 2. • Located outside of the settlement and would alter the form.
Public consultation response	No comments received
Source/Reason it is proposed	<p>The site was included in the Alternative Sites consultation document.</p> <p>The site was included in the SHLAA but found unsuitable “due to extent of the extension of settlement boundary and the site is poorly related to existing built form”.</p>

The site has a score of 60% with the higher the score the more preferable the site subject to overcoming issues raised.

LSH9 - Green Farm - Field 4, Shap



LSH9 - Green Farm - Field 4, Shap

Is this site proposed for development?	No
Size	1.02 hectares
Potential Number of Houses	31
Brownfield?	No
Description	<p>The site is greenfield site. It is undulating and so there may be topographical constraints to address. The site is currently accessed via the existing field access; improvements would be required with potential access through site LSH7. The nearest listed building is the Green Farm House 10m from the site; due to its close proximity development could have an impact on this.</p> <p>There are a number of trees on the boundary of the site. Neighbouring uses are vacant factory buildings and open fields, with a working farm close by. The site is located outside of the settlement of Shap, and its development would alter the form of the settlement.</p>
Is the site suitable?	No. The site was identified within the SHLAA and excluded as “flood zone 3, poorly related and extends beyond physical settlement boundary.”

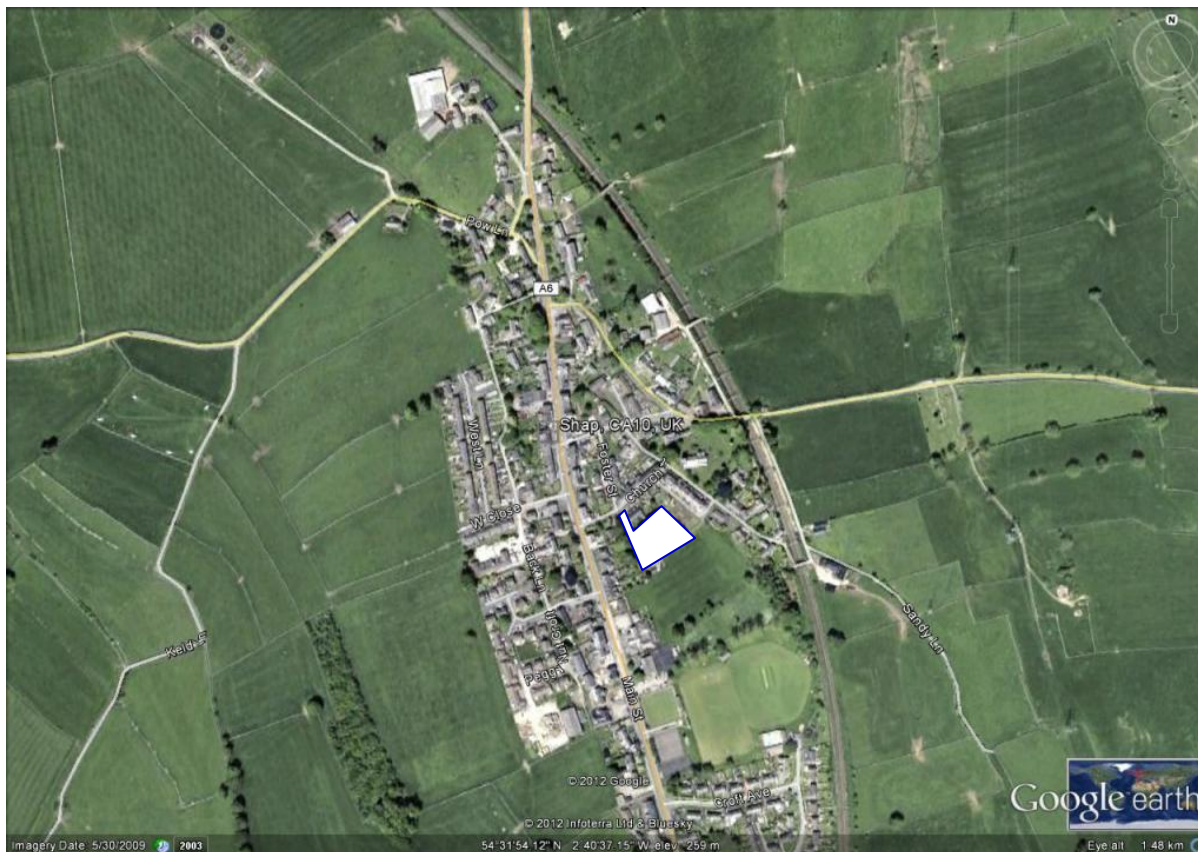
LSH9 - Green Farm - Field 4, Shap	
Is the site available?	It has been confirmed that the site is available.
Is the site achievable?	Currently unknown.
When will the site be developed?	The site is not currently proposed for allocation. No live / extant residential applications on the site.
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Not within 250m of an environmental or tree designation. • No contamination issues. <p>Issues to consider</p> <ul style="list-style-type: none"> • Potential topographical constraints to overcome. • Greenfield site. • Access improvements required. • Scheduled Ancient Monument within 250m of site. • Listed building within 10m of site. • Road, rail and odour disturbance issues. • Within flood zone 2 and 3.
Public consultation response	No comments received.
Source/Reason it is proposed	<p>The site was included in the Alternative Sites consultation document.</p> <p>The site was identified within the SHLAA and excluded as “flood zone 3, poorly related and extends beyond physical settlement boundary.”</p>

The site has a score of 60% with the higher the score the more preferable the site subject to overcoming issues raised.

LSH10 - Methodist Chapel, Main Street, Shap

This site was included in the Alternative Sites consultation document but has not taken forward for assessment as it falls below the site size threshold for allocation.

LSH11 - Land off Church Street, Shap



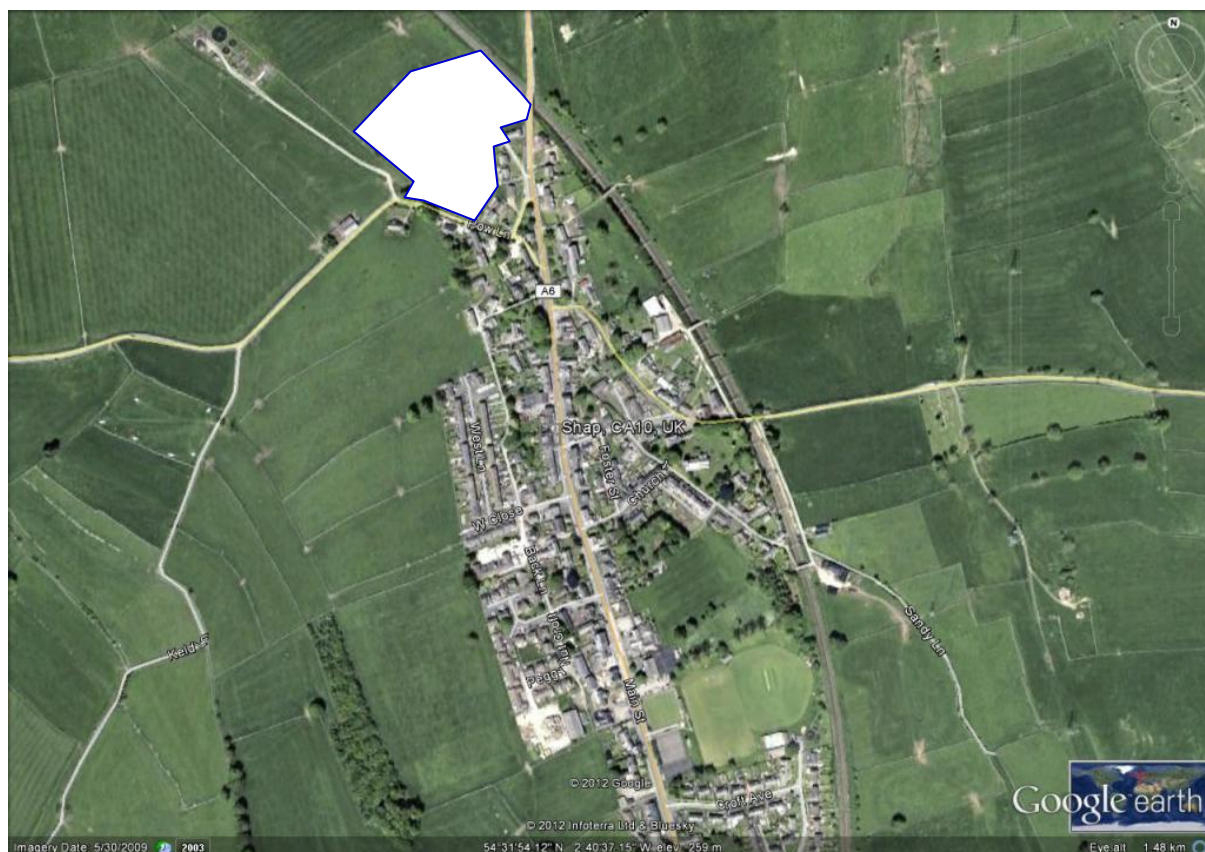
LSH11 - Land off Church Street, Shap

Is this site proposed for development?	Yes
Size	0.26 hectares
Potential Number of Houses	8
Brownfield?	No
Description	<p>The site is a greenfield site. It is a level site with no topographical constraints. There is a narrow access from Church Street, adjacent to the former Police station. Access issues could constrain development with an alternative access likely to be required or a low capacity development. There are a number of trees on the boundary of the site which have limited significance but add to character of area.</p> <p>Neighbouring uses are residential, allotments and a field used for grazing to the south. The site is located in the centre settlement of Shap. The development of the site would respect the form of the development in this area.</p>
Is the site suitable?	Currently unknown
Is the site available?	It is understood that there is an intention of the owner / developer to bring the site forward.

LSH11 - Land off Church Street, Shap	
Is the site achievable?	Currently known.
When will the site be developed?	2014-19
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • No topographical constraints. • Not within 250m of an environmental or tree designation. • No flood risk or contamination issues. • No impact on historic landscape designations. <p>Issues to consider</p> <ul style="list-style-type: none"> • Greenfield site. • Access issues. • Potential to fulfill the shortfall of open space identified in Shap.
Public consultation response	No comments.
Source/Reason it is proposed	The site was put forward for assessment.

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

LSH12 - Land at Nook Farm, Shap



LSH12 - Land at Nook Farm, Shap	
Is this site proposed for development?	Yes
Size	2.19 hectares
Potential Number of Houses	66 (33 could be realised through allocation of land)
Brownfield?	Yes - Part Brownfield
Description	<p>The site is mixed brownfield and greenfield. The brownfield part of the site is a farmstead. There are agricultural buildings on the site that are not suitable for conversion. It is a level site. There is existing access, but through close to existing houses. An alternative access is off the Bampton Road.</p> <p>There are a number of trees on the boundary of the site which have limited significance but add to character of area. Neighbouring uses are agricultural fields and the A6 to the north, the railway line and residential to the east and south and Shap Sewage Works to the west. The site is to the north of Shap and would extend the village into open countryside.</p>
Is the site suitable?	Yes.
Is the site available?	Currently unknown.
Is the site achievable?	Currently unknown.
When will the site be developed?	2014-19
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Partly brownfield site. • No topographical constraints. • Not within 250m of an environmental or tree designation. • Not at risk from flooding. <p>Issues to consider</p> <ul style="list-style-type: none"> • Access improvements required. • Potential to fulfill the shortfall of open space identified in Shap. • Rail and road noise disturbance. • Potential disturbance form adjacent sewage works. • Outside settlement and would extend village. • Existing buildings are potential habitats for bats and owls. • Potential contamination issues. • Potential impact to Listed Building opposite.
Public consultation response	No comments

LSH12 - Land at Nook Farm, Shap

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.