

Tebay

About Tebay

Tebay is a village in the Upper Lune Valley, at the head of the Lune Gorge. Tebay grew as a result of the nearby railway junction; Junction 38 of the M6 lies just on the western outskirts of the village. Sheep farming was once a major occupation, but today most employment is associated with the nearby M6 motorway, and the Tebay Services station at junction 38 of Junction 38. Tebay has a primary school, bus service, post office, shop, pub, doctor's surgery and village hall.

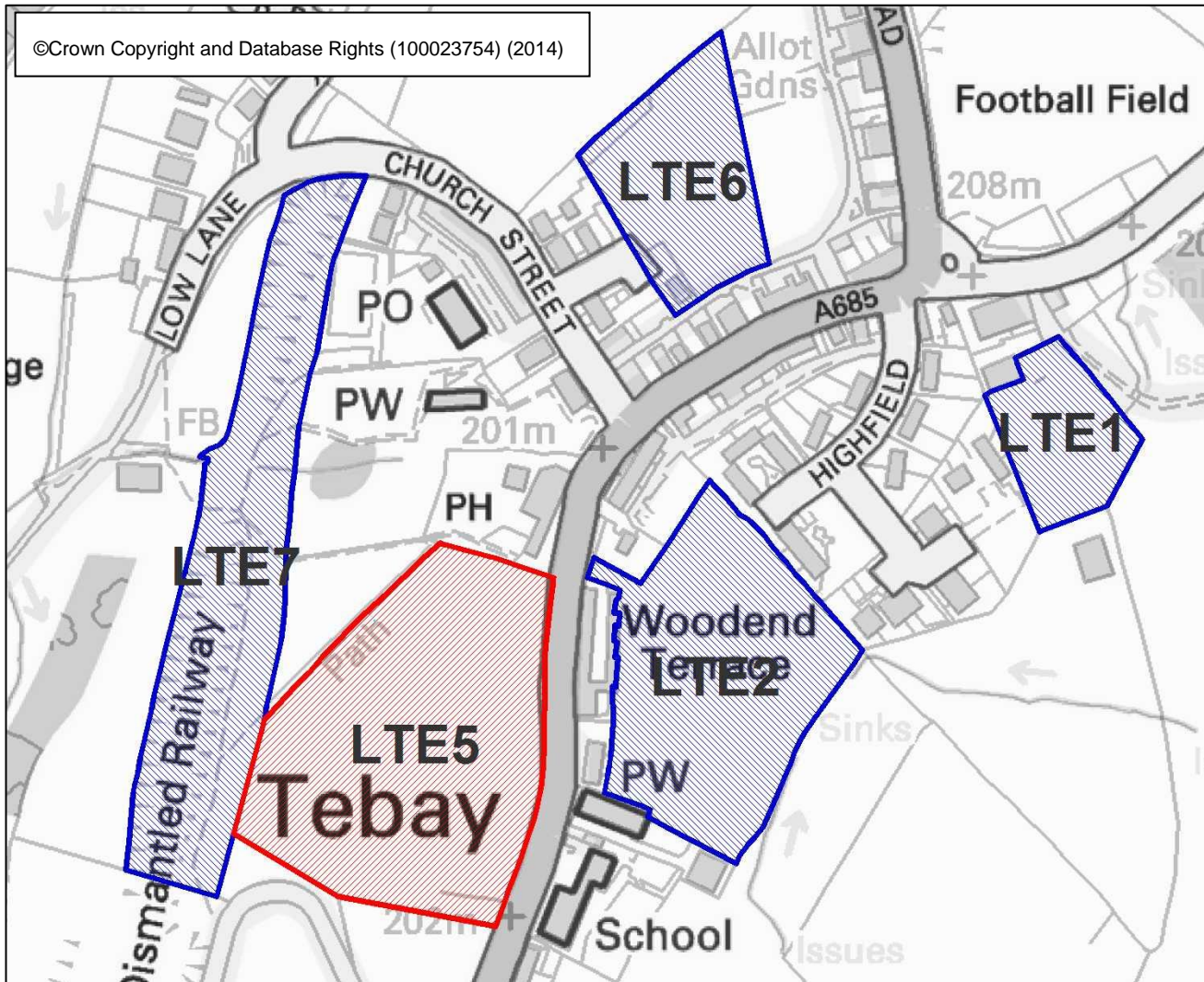
Key statistics - Tebay Parish

Population at 2011	776
% Population change 2001-11	4.3%
Number of dwellings	389
Number of long term empty dwellings 2014	3
Second & holiday homes 2014	24
% Second & holiday homes 2014	6%
Median household income 2012 (Orton ward)	£26,106
Median house price (Orton ward)	£179,125
Median house price to household income ratio (Orton ward)	6.9
Lower quartile to house price ratio	9.2
Affordable housing need	6
Households with no car	31

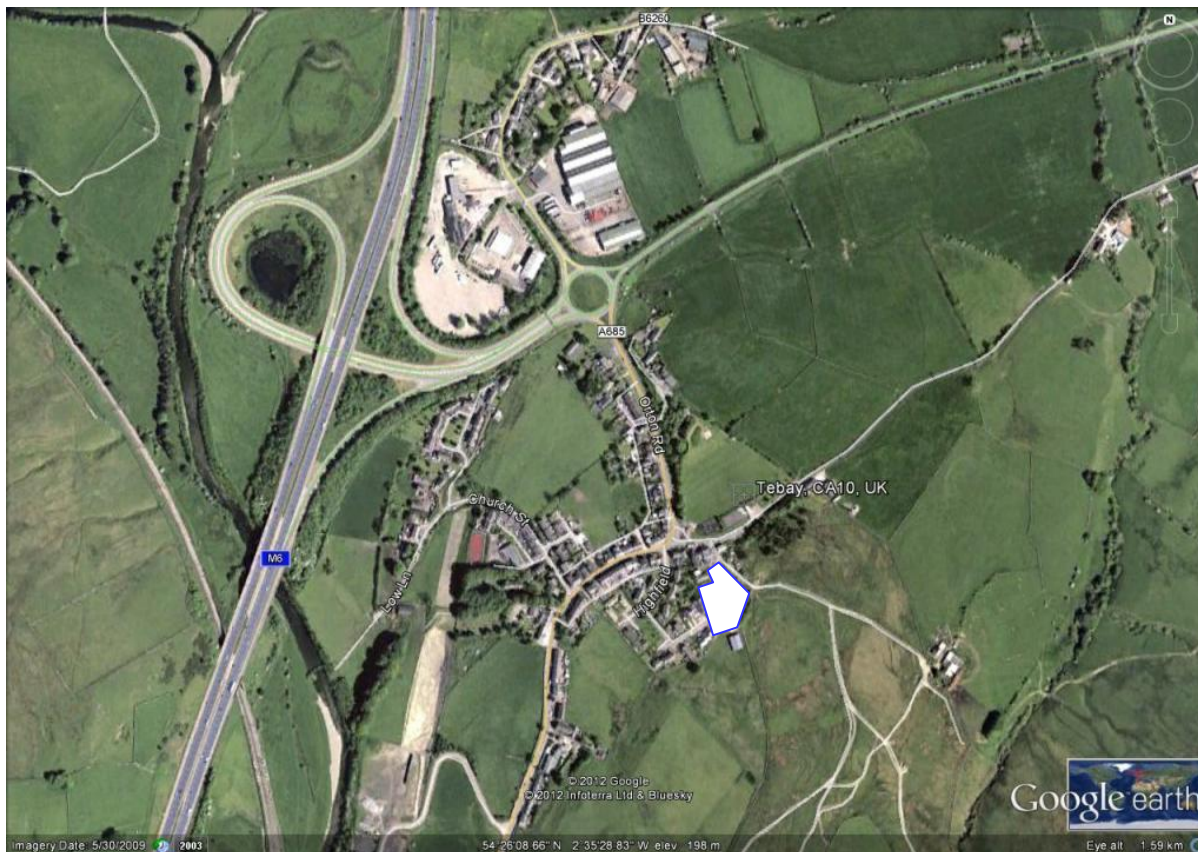
(Sources: Office of National Statistics, Census 2011, Council Tax Data, CACI)

Map showing sites in Tebay

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



LTE1 - Highfield behind School House, Tebay



LTE1 - Highfield behind School House, Tebay

Is this site proposed for allocation?

Yes

Size

0.59 hectares

Potential Number of Houses

9 (part developed)

Brownfield?

Yes - Part Brownfield

Description

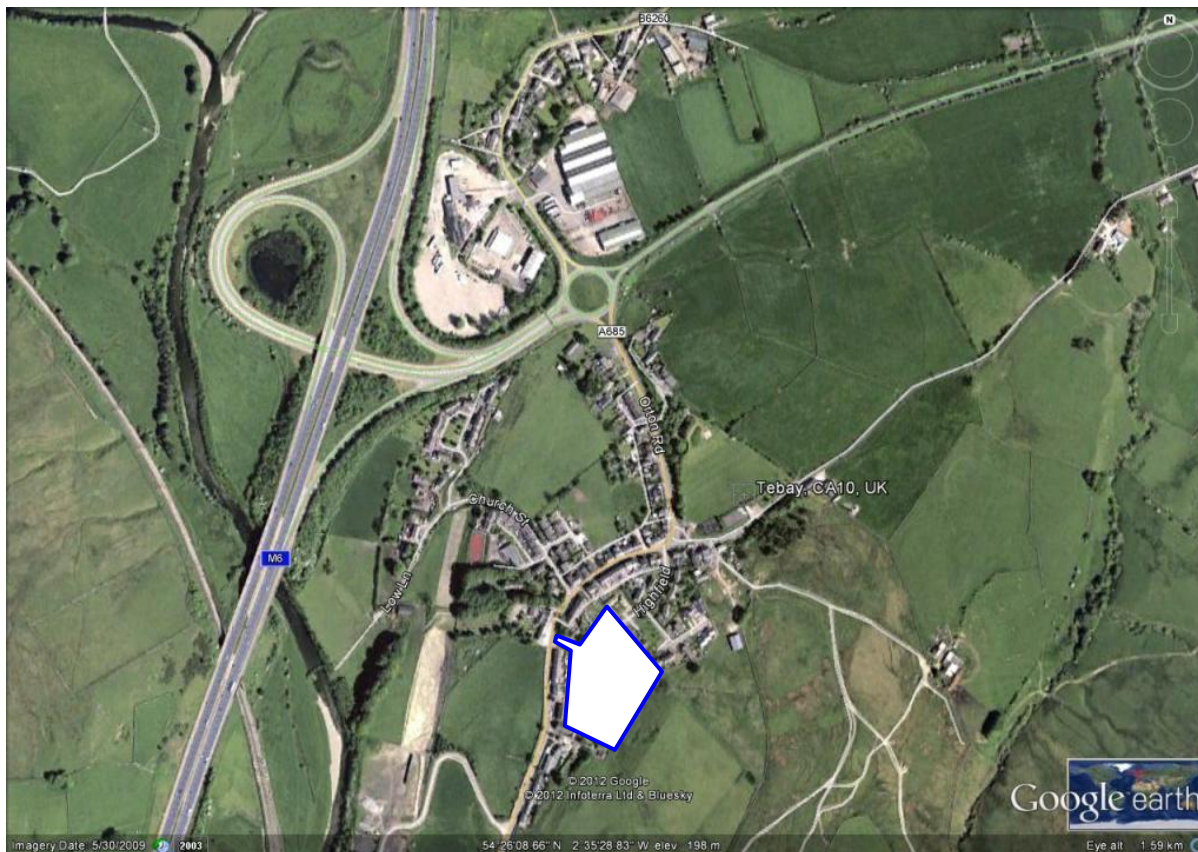
The site is a mixed use site being partially brownfield and mainly greenfield. The site is a slightly sloping site which slopes towards the road. The sloping nature and the levels of the surrounding land results in the site having topographical constraints. There is one building on the edge of the site which is constructed of concrete and sheeting which is in a poor state of repair. There are also a number of dwellings on part of the site.

There is existing access onto the site which is located between existing houses. There is potential to access the site through the existing residential development. Surrounding uses are both residential and agricultural fields. The site is located within the settlement of Tebay. The development of the site would respect the character of the settlement within this area.

LTE1 - Highfield behind School House, Tebay	
Is the site suitable?	The site was identified within the SHLAA which found “suitable as site is already partly developed and additional development would be well related to the existing built form.”
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 in use and therefore the farm use would need to either cease or be relocated to allow the site to become available.
Is the site achievable?	Yes.
When will the site be developed?	2014-19
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Allocated for housing in the Local Plan and SHLAA. • Site not within flood zones 2 or 3. • Served by current acceptable access. • No Scheduled Ancient Monuments within 250m of site. • No impact on settings of nearest listed buildings. • No environmental designations within 250m of site. • Recent residential development on part of site. <p>Issues to consider</p> <ul style="list-style-type: none"> • Potential contamination study required due to existing building on site. • Potential for road and rail noise disturbance. • Potential ecological issues - bats and owl surveys required.
Public consultation response	Two neutral comments made that reference should be given to the adjacent ethylene pipeline and any safeguarding issues that might arise.
Source/Reason it is proposed	<p>The site was included in the Issues and Options consultation document.</p> <p>The site is allocated as housing land within the local plan.</p> <p>The site was identified within the SHLAA which found “suitable as site is already partly developed and additional development would be well related to the existing built form.”</p>

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

LTE2 - Woodend, (near School), Tebay



LTE2 - Woodend, (near School), Tebay

Is this site proposed for development?	Yes
Size	1.25 hectares
Potential Number of Houses	38
Brownfield?	No
Description	The site is a greenfield site. The site is an undulating site which may have some topographical constraints to address during development. There is an existing access to the site which is poor and is located adjacent to the bus stop. Surrounding uses are both residential and agricultural fields. The site is located at the edge of the settlement of Tebay. The development of the site would respect the character of the settlement within this area, although the site is large.
Is the site suitable?	The site was identified within the SHLAA which found “suitable subject to highways issues being resolved.”
Is the site available?	The site is confirmed as being available. The site appears to be in use and therefore the farm use would need to cease to allow the site to become available.
Is the site achievable?	Yes.

LTE2 - Woodend, (near School), Tebay	
When will the site be developed?	2014-19
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Edge of settlement. • Site not within flood zones 2 or 3. • No Scheduled 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 to consider. • Potential for road and rail noise disturbance.
Public consultation response	Two neutral comments made that reference should be given to the adjacent ethylene pipeline and any safeguarding issues that might arise.
Source/Reason it is proposed	<p>The site was included in the Issues and Options consultation document.</p> <p>The site is allocated as housing land within the 1996 local plan.</p> <p>The site was identified within the SHLAA which found “suitable subject to highways issues being resolved.”</p>

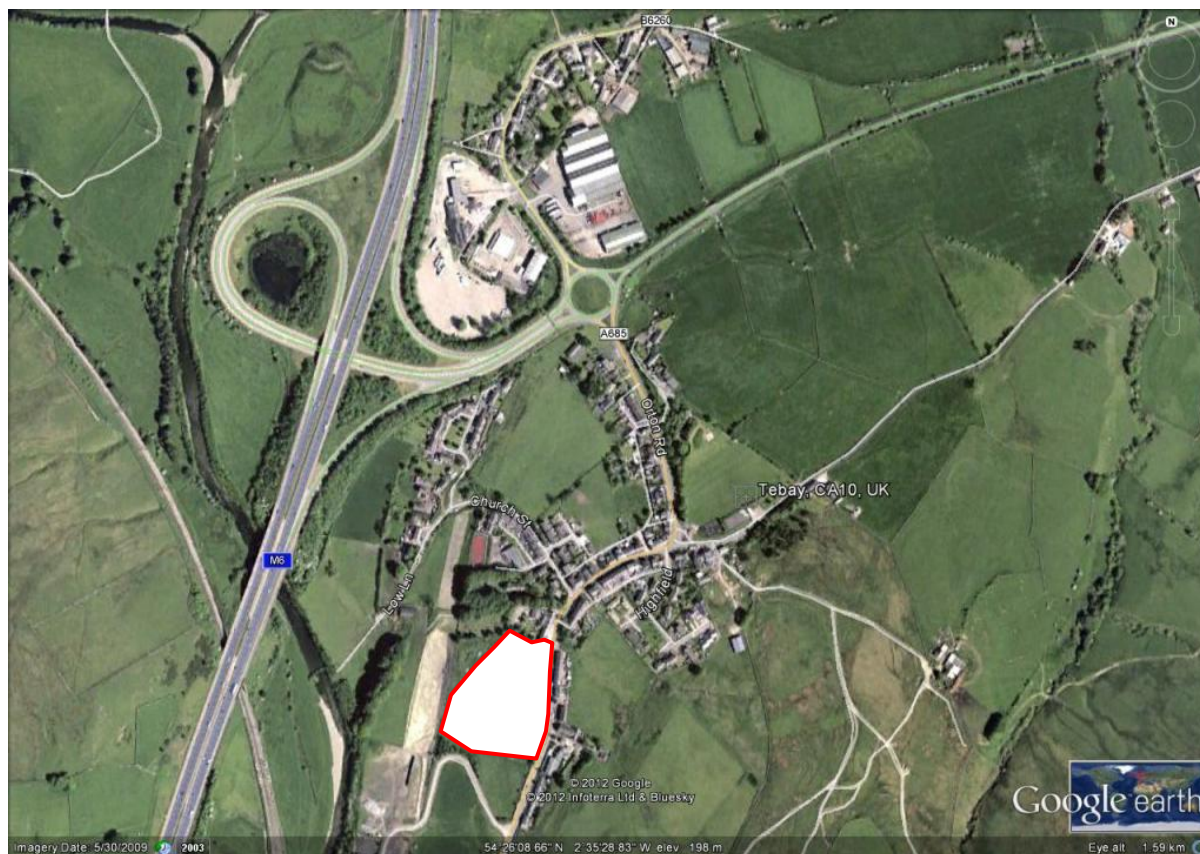
The site has a score of 76% with the higher the score the more preferable the site subject to overcoming issues raised.

LTE3 - Lune Valley Court, Tebay

LTE4 - Lune Valley Cottages, Tebay

These sites were included in the issues and Options consultation but have not been subject to assessment as they fall below the site size threshold for allocation.

LTE5 - Land adjacent the Cross Keys, Tebay



LTE5 - Land adjacent the Cross Keys, Tebay

Is this site proposed for development?

No

Size

1.77 hectares

Potential Number of Houses

53

Brownfield?

No

Description

The site is a greenfield site. The site is a sloping site which would have topographical constraints to address during development. There is an existing access to the site which is at the corner of the site adjacent to the public house. The visibility appears acceptable but there may be a conflict with the users of the public house.

Surrounding uses are both residential and agricultural fields. The site is located outside the settlement of Tebay. The development of the site would extend the settlement into the open countryside. The site is also too large and if considered acceptable would need to be reduced.

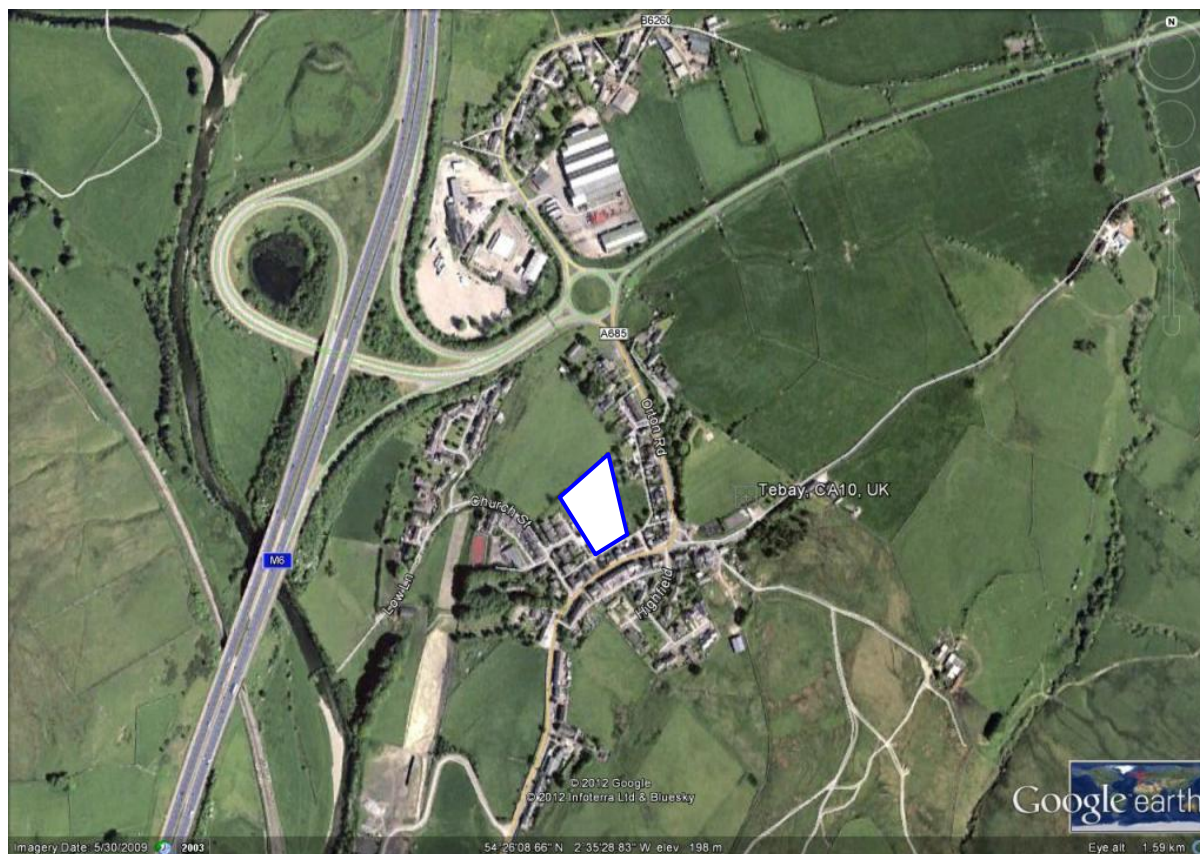
Is the site suitable?

The site was identified within the SHLAA which found "unsuitable as the size and location of the proposed development would have a negative impact on the surrounding area."

LTE5 - Land adjacent the Cross Keys, Tebay	
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 in use and therefore the farm use would need to cease 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"> • Outside settlement. • Drainage ditch on site. • Potential ecological issues due to drainage ditch. • Access issues to consider. • Large site- disregarded from SHLAA due to scale. • Potential for road and rail noise disturbance.
Public consultation response	One response was received in support of the site.
Source/Reason it is proposed	<p>The site was included in the Issues and Options consultation document.</p> <p>The site was identified within the SHLAA which found “unsuitable as the size and location of the proposed development would have a negative impact on the surrounding area.”</p>

The site has a score of 73% with the higher the score the more preferable the site subject to overcoming issues raised.

LTE6 - Land adjacent Church Rise, Tebay



LTE6 - Land adjacent Church Rise, Tebay

Is this site proposed for development?

Yes

Size

0.63 hectares

Potential Number of Houses

16 (discounting 2 under construction)

Brownfield?

Yes - Part Brownfield

Description

The site is a mixed site with the majority being greenfield. There is one building on the site which is a rendered and slate construction and would be suitable for conversion. The site is a sloping site which has topographical constraints to address during development. There is an existing access to the site which is located at the head of the turning head on the adjacent residential estate. There is a Public Right of Way through the site.

Surrounding uses are both residential and agricultural fields. The building on the site is a local surgery and this would need to be relocated. The site is located within the settlement of Tebay. The development of the site would respect the character of the area.

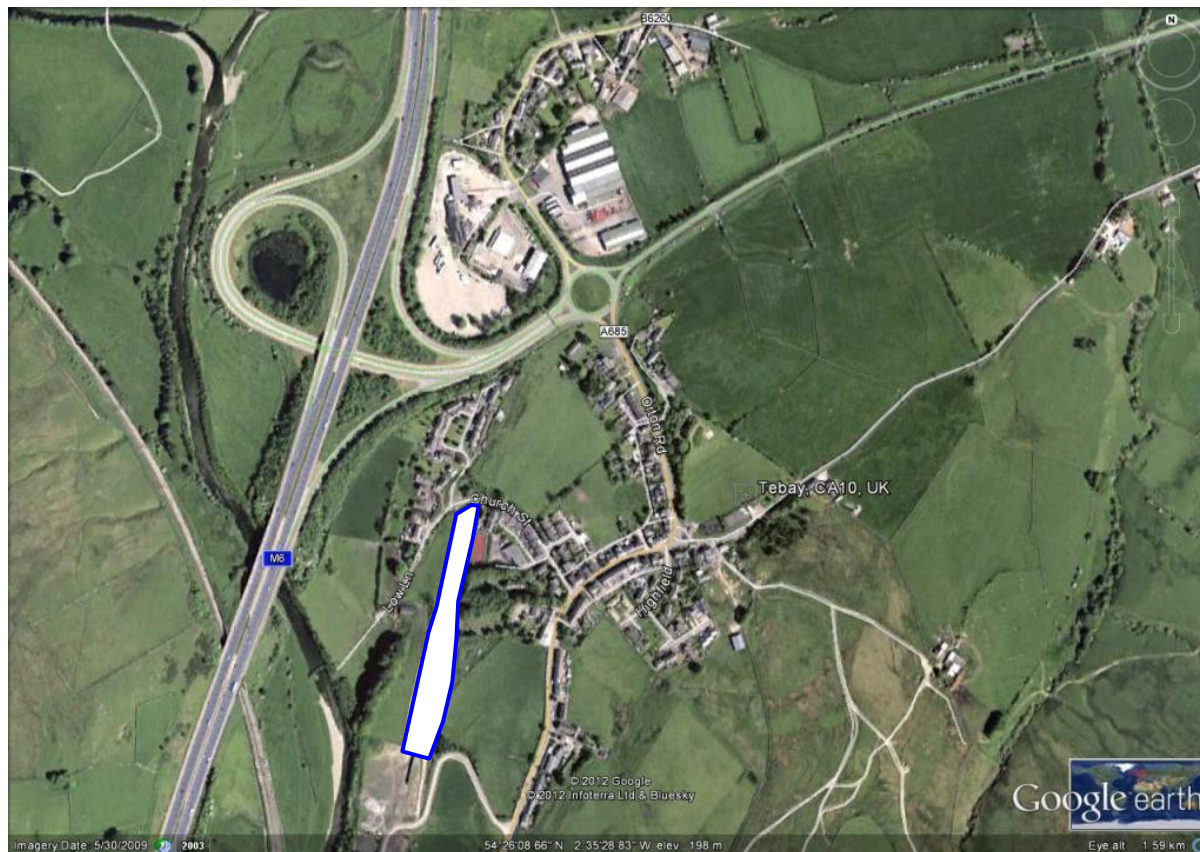
Is the site suitable?

The site was identified within the SHLAA and discounted due to amenity open space and adjacent to allotments.

LTE6 - Land adjacent Church Rise, Tebay	
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 in use and therefore the use would need to cease to allow the site to become available. The building is a surgery and therefore this would need to be relocated if the whole site were to be developed.
Is the site achievable?	Currently unknown.
When will the site be developed?	2020-2025. Planning permission has been granted for the development of 4 dwellings on part of the site, under two separate applications- 10/0851 and 10/0834 (Reserved Matters). Construction has commenced on two of these.
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Within settlement. • Existing acceptable access. • Site not within flood zones 2 or 3. • No Scheduled Ancient Monuments within 250m of site. • No impact on settings of nearest listed buildings. • No environmental designations within 250m of site. • Planning permission for residential development on part of site. <p>Issues to consider</p> <ul style="list-style-type: none"> • Relocation of local surgery if full site developed. • Potential for road and rail noise disturbance. • Public Right of Way on site.
Public consultation response	No responses were received
Source/Reason it is proposed	The site was included in the Issues and Options consultation document.

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

LTE7 - Former Railway Cutting, Tebay



LTE7 - Former Railway Cutting, Tebay

Is this site proposed for allocation?	Yes - part
Size	1.37 hectares
Potential Number of Houses	16 (on part of the site)
Brownfield?	Yes
Description	<p>The site is a brownfield site. The site is a level site with large earth bunds on the site which create topographical constraints to address during development. There is an existing access to the site located at the end of the site.</p> <p>There is a Public Right of Way through the site. Surrounding uses are agricultural fields. The site is located outside the settlement of Tebay. The development of the whole site would extend the settlement into the open countryside.</p>
Is the site suitable?	The site was identified within the SHLAA and excluded as “poorly related and extends beyond strong physical settlement boundary.”
Is the site available?	It has been confirmed that the site is available.

LTE7 - Former Railway Cutting, Tebay	
Is the site achievable?	Yes. The site appears to be in commercial use and therefore the use would need to cease to allow the site to become available.
When will the site be developed?	2020-2025. An application for residential development on part of site (08/0103) for 16 dwellings has been refused due to the non-completion of the s106 but considered acceptable in all other regards.
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Site not within flood zones 2 or 3. • No Scheduled 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"> • Extends outside settlement. • Potential for road and rail noise disturbance. • Contamination issues due to previous and existing use. • Loss of employment land.
Public consultation response	Two objections were received to the site because it is considered outside of the existing village boundary and has a PRoW running through it. A neutral response was received stating that Church Street would require some upgrading for access.
Source/Reason it is proposed	<p>The site was included in the Alternative Sites consultation document.</p> <p>Half of the site is allocated as employment land within the 1996 local plan and the site is brownfield.</p> <p>The site was identified within the SHLAA and excluded as “poorly related and extends beyond strong physical settlement boundary.”</p>

The site has a score of 73% with the higher the score the more preferable the site subject to overcoming issues raised.