

# Temple Sowerby

## About Temple Sowerby

Temple Sowerby lies close to the main east-west A66 road, 8 miles east of Penrith in the Eden Valley. The Temple Sowerby bypass opened in 2007. At the centre of the village is the village green surrounded by cottages and houses, the village hall, a pub and a primary school. There is a doctor's surgery, shop, and regular bus service and a garage.

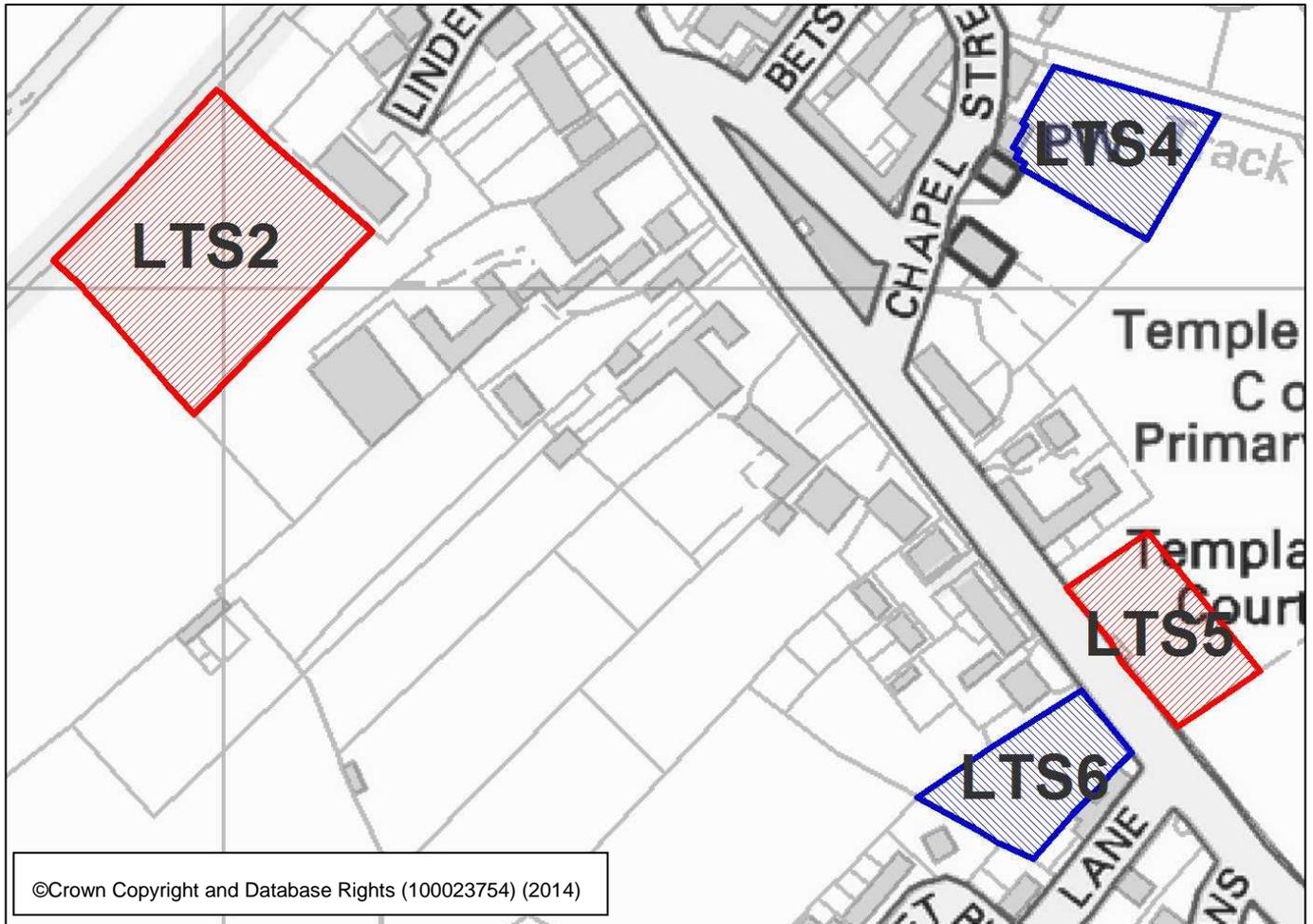
### Key statistics - Temple Sowerby Parish

Population at 2011	528
% Population change 2001-11	33.3%
Number of dwellings	193
Number of long term empty dwellings 2014	6
Second & holiday homes 2014	13
% Second & holiday homes 2014	6%
Median household income 2012 (Kirkby Thore ward)	£26,320
Median house price (Kirkby Thore ward)	£189,735
Median house price to household income ratio (Kirkby Thore ward)	7.2
Lower quartile income to house price ratio.	10.1
Affordable housing need	4
Households with no car	16

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

## Sites in Temple Sowerby

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



### LTS1 - Land to rear of Linden Farm, Temple Sowerby

This site has been removed from consideration as it now benefits from Planning Permission (Council ref 11/1126).

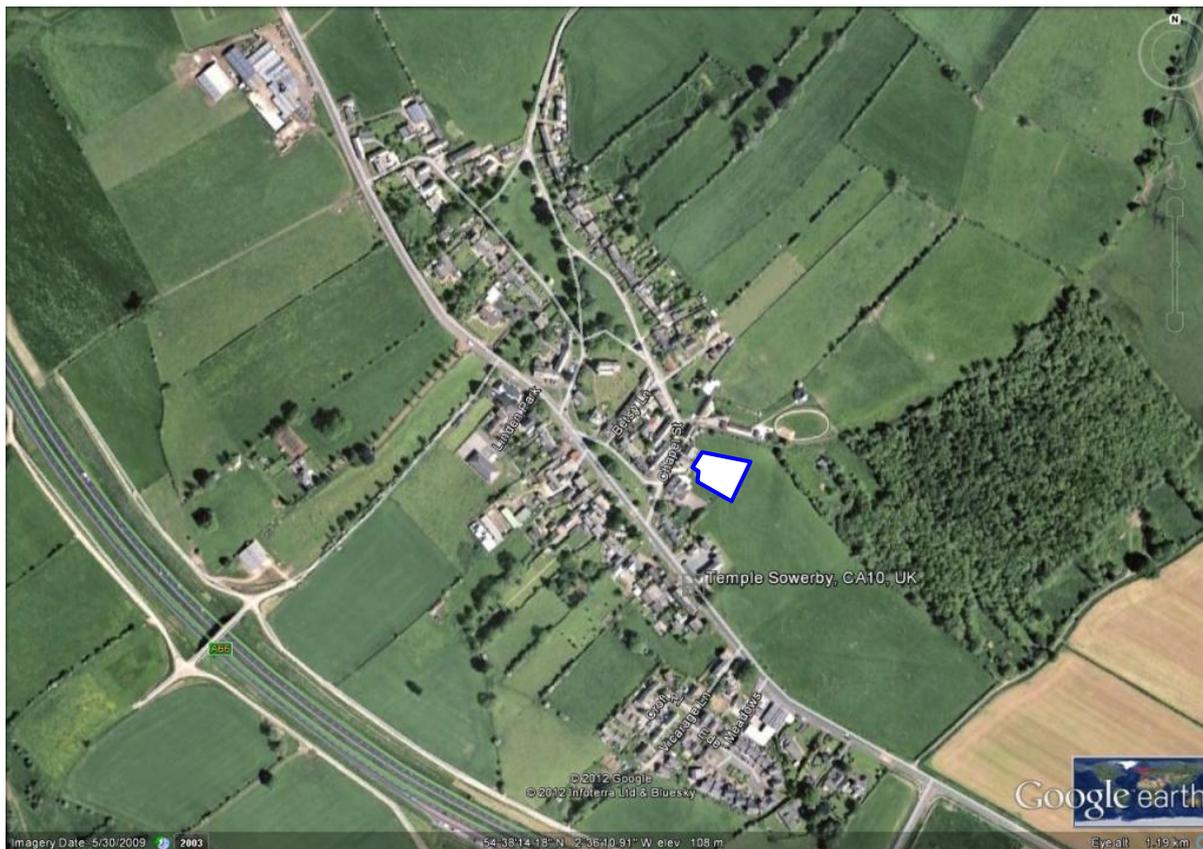
### LTS2 - Land behind Medical Centre, Temple Sowerby

This site has been removed from the process as Phase 2 development of 16 dwellings including 4 affordable units was approved in April 2014 (Ref. 13/0489)

### LTS3 – Village Hall, Temple Sowerby

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

## LTS4 - Land at Chapel Street, Temple Sowerby



### LTS4 - Land at Chapel Street, Temple Sowerby

Is this site proposed for development?	Yes
Size	0.21 hectares
Potential Number of Houses	6
Brownfield?	No
Description	<p>The site is a Greenfield site. It is a level site with no topographical constraints. The access to the site would be along the existing footpath which may lead to conflict with pedestrian users. There is a Public Right of Way adjacent to the site, and a number of trees on the boundary.</p> <p>The site is located within the settlement of Temple Sowerby, it is surrounded by agricultural fields and dwellings, and its development would respect the character of the area.</p>
Is the site suitable?	The site was identified within the SHLAA and found “suitable for small scale development given access constraints.”
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 for grazing and therefore the use must cease for the site to be available.

<b>LTS4 - Land at Chapel Street, Temple Sowerby</b>	
Is the site achievable?	Currently unknown.
When will the site be developed?	2020-25
Issues/Constraints	<p><b>Positive considerations</b></p> <ul style="list-style-type: none"> <li>• Within the settlement and in keeping in terms of scale and form.</li> <li>• Not within flood zones 2 or 3 and no bodies of water close to site.</li> <li>• Found suitable for small scale development in SHLAA.</li> </ul> <p><b>Issues to consider</b></p> <ul style="list-style-type: none"> <li>• Greenfield site.</li> <li>• Within conservation area</li> <li>• Access issues to consider.</li> <li>• SSSI (environmental designation) within 250m of the site.</li> <li>• Potential road noise disturbance.</li> </ul>
Public consultation response	One neutral comment was received noting that it is not considered that the development of the site would cause any harm to Acorn Bank.
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 found “suitable for small scale development given access constraints.”</p>

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

## LTS5 - Land adjacent Smithy House, Temple Sowerby



### LTS5 - Land adjacent Smithy House, Temple Sowerby

Is this site proposed for development?	No
Size	0.19 hectares
Potential Number of Houses	6
Brownfield?	No
Description	<p>The site is a greenfield site. The site is set at a lower level than the road but it has no topographical constraints to development as it is level. The site would be accessed by utilising the existing field access but may need some improvements to increase visibility.</p> <p>There are a number of trees adjacent to the site on the road side. The site is surrounded by agricultural fields and dwellings. The site is located at the edge of the settlement, surrounded by agricultural fields and dwellings; its development would extend the settlement.</p>
Is the site suitable?	The site was identified within the SHLAA and excluded due to size.

<b>LTS5 - Land adjacent Smithy House, Temple Sowerby</b>	
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 for grazing and therefore the use must cease for the site to be 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><b>Positive considerations</b></p> <ul style="list-style-type: none"> <li>• Identified in the SHLAA- but discounted due to size.</li> <li>• No flood risk or contamination issues.</li> <li>• Not within 250m of an environmental designation.</li> </ul> <p><b>Issues to consider</b></p> <ul style="list-style-type: none"> <li>• Edge of settlement.</li> <li>• Potential to affect setting of listed building.</li> <li>• Greenfield site - high quality agricultural land (grade 2).</li> <li>• Within conservation area.</li> <li>• Access issues to consider.</li> <li>• SSSI within 250m of site.</li> </ul>
Public consultation response	One neutral comment was received noting that it is not considered that the development of the site would cause any harm to Acorn Bank.
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 due to size.</p>

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

## LTS6 - Land adjacent Eden House, Temple Sowerby



### LTS6 - Land adjacent Eden House, Temple Sowerby

Is this site proposed for development?	Yes
Size	0.18 hectares
Potential Number of Houses	5
Brownfield?	No
Description	The site is a greenfield site. The site is sloping but has minimal topographical constraints. There is an existing access which may require some improvements. There are domestic hedgerows to the rear of the site and a number of trees on the site boundary. The site is located within the settlement of Temple Sowerby, surrounded by agricultural dwellings; its development would respect the character of the area.
Is the site suitable?	Yes.
Is the site available?	The site appears to be in use for grazing and therefore the use must cease for the site to be available.
Is the site achievable?	Currently unknown.

<b>LTS6 - Land adjacent Eden House, Temple Sowerby</b>	
When will the site be developed?	2014-19
Issues/Constraints	<p><b>Positive considerations</b></p> <ul style="list-style-type: none"> <li>• Within the settlement and in keeping in terms of scale and form.</li> <li>• Infill site.</li> <li>• Not within flood zones 2 or 3 and no bodies of water close to site.</li> <li>• Not within 250m of an environmental designation.</li> </ul> <p><b>Issues to consider</b></p> <ul style="list-style-type: none"> <li>• Greenfields site.</li> <li>• Potential to affect setting of listed building.</li> <li>• Within conservation area.</li> <li>• Access issues to consider.</li> <li>• Sloping site.</li> <li>• Potential rail and road noise disturbance.</li> </ul>
Public consultation response	One neutral comment was received noting that it is not considered that the development of the site would cause any harm to Acorn Bank.
Source/Reason it is proposed	The site was brought forward as a result of the housing site visits and therefore the intention of the owner is not known.

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