

# Appleby Area Profile

September 2015

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## About Appleby

Appleby is a market town serving the Westmorland area and lies on a bend on the River Eden. It is approximately 14 miles to the south east of Penrith. The town has a station on the Settle to Carlisle railway line, and is on or near to the Cumbria Cycle Way, the Westmorland Way, the Pennine Way and the Coast to Coast path. The A66 trans-Pennine trunk road, which now bypasses the town, provides access to Penrith and the M6 and the A1 at Scotch Corner. The Parish of Appleby contains the wards of Appleby and Bongate.

The town has a multitude of assets - it has many architectural gems and an historic core designated as a Conservation Area and this, together with its many tree lined roads and sense of openness provide the relaxed feeling of a traditional and ancient market town. The town is home to the Appleby Castle whose origins lie in the 12<sup>th</sup> century and provides an excellent springboard for those wanting to explore both the Lake District and Yorkshire Dales National Parks, as well as the dramatic landscapes nearer the town. Appleby also benefits from excellent schools and provides a safe environment, making it attractive to families. Eden Community Outdoors offers an indoor climbing wall, small cinema and meeting rooms, and there are adult education facilities at the Appleby Heritage Centre. The town is also home to the annual Appleby Horse Fair.

Key Statistics For Appleby Parish	
Population at 2011	3,048
% Population change 2001-11	6.3%
Number of dwellings	1,545
Number of long term empty dwellings 2014	42
Second and holiday homes 2014	41
% Second and holiday homes 2014	2%
Median household income 2012 (average ward)	£27,499
Median house price (average ward)	£200,610
Median house price to household income ratio (average ward)	7.3
Lower quartile house price to household income (average ward)	11.4
Affordable housing need	23
Households with no car	239

Table 1 - Key Facts - Appleby<sup>1</sup>

<sup>1</sup> Sources: Office of National Statistics, Census 2011, Council Tax Data, CACI. House price and incomes data is the average of ward level data for Appleby and Bongate wards.

## Detailed Site Assessment - Allocated Sites

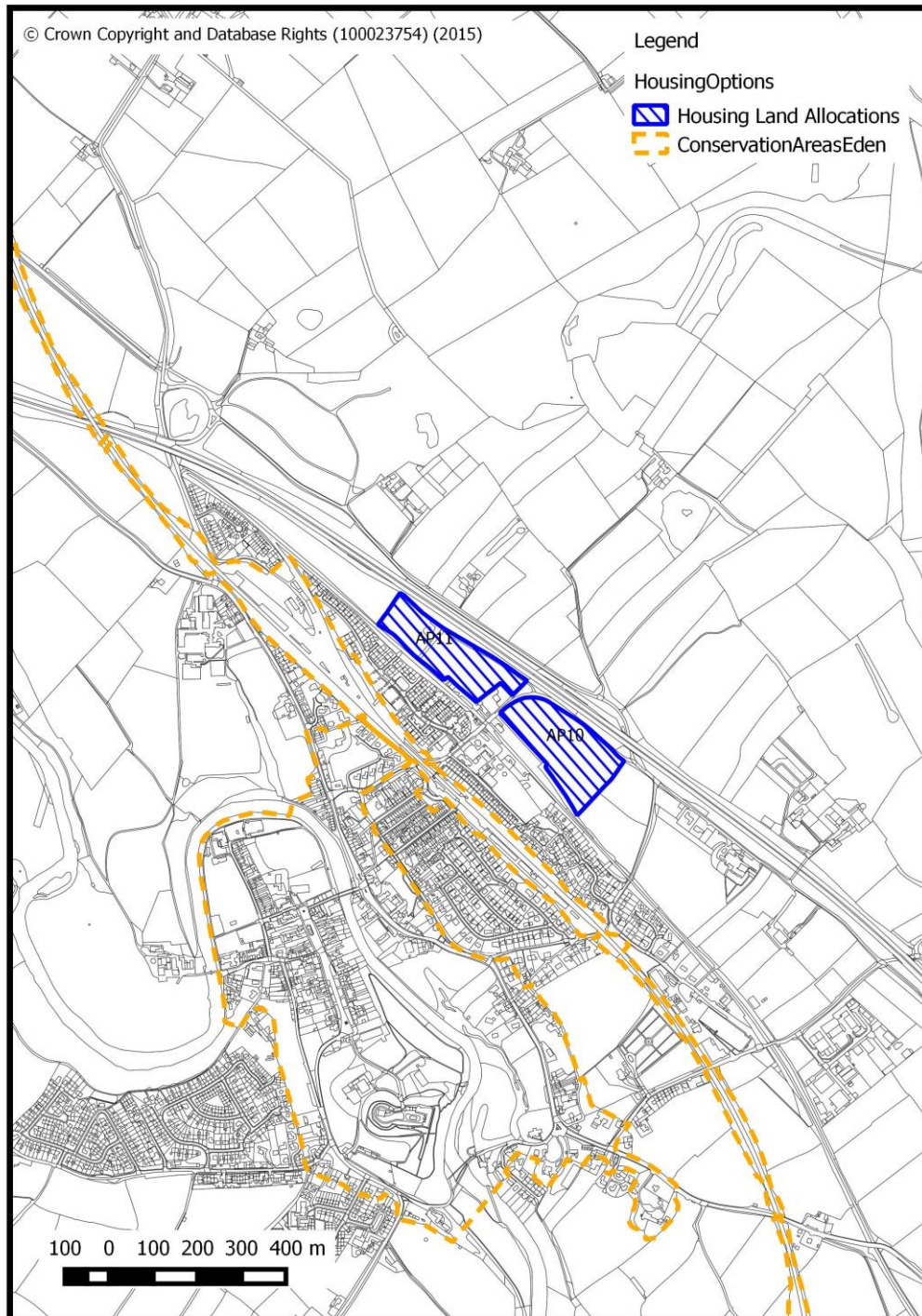


Figure 1 - Map Showing All Allocated Sites in Appleby

## Site AP10 - Land to the South of Station Road, Appleby

Site Information	
Topic	Comments
Site Name	Land to the South of Station Road, Appleby
Site Ref	AP10
Size (ha)	4.02
Current Use	Agricultural
Proposed Use	Residential - 65 dwellings.
Summary Description	Sloping and elevated agricultural land in grazing use on the north eastern edge of Appleby.

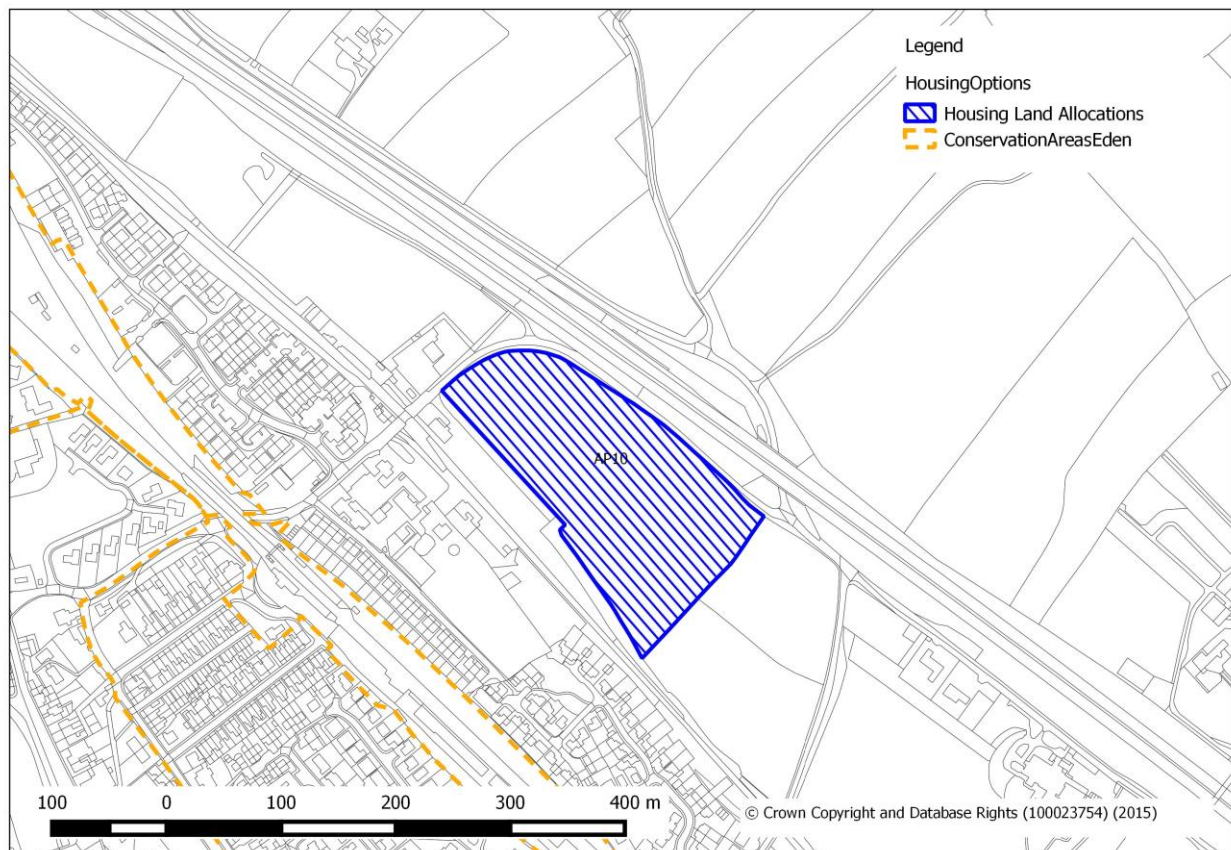


Figure 2 - Site AP10 - Land South of Station Road, Appleby



Suitability and Deliverability of Site		
Topic	Assessment	Score
Location	The site is located to the north eastern edge of Appleby. It is bounded by Station Road on its northern and eastern boundary, and the A66 runs close to the eastern boundary. There is an operational scrapyard adjacent to the site and Appleby Primary School adjoins the western boundary.	
Accessibility	Appleby Railway Station is 250m from the site, which also has a bus stop.	
Suitability for Proposed Use	<p>The site is a greenfield site which would extend the settlement, however it forms a logical extension and is well served by existing facilities and services in the town.</p> <p>Development of the site would extend Appleby beyond its existing extent into elevated agricultural land, resulting in landscape and visual impacts. However the A66 acts as a strong physical barrier and would constrain any further expansion in this direction, providing a strong settlement boundary.</p> <p>Potential noise impacts from the A66 would need to be assessed and mitigated through site design. Likely noise impacts from the adjacent scrapyard which require further investigation, also potential contamination.</p> <p>There are local highways constraints when site considered in combination with other planned and future developments. Further assessment and mitigation would be required.</p> <p>The site is sloping and adjacent to the A66 so subject to noise pollution.</p>	
Fit with Strategic Policy, Objectives and Direction	The site is well located on the edge of the Market Town of Appleby. In the emerging Local Plan, Market Towns are identified as the “focus for moderate development appropriate to the scale of the town”.	
Physical Infrastructure Capacity	<p>United Utilities have confirmed that there are no capacity issues.</p> <p>May be suitable for multiple accesses and permeability. Suggest speed limit is extended and frontage development. Improvements may be required</p>	

	to Station Road.  The Developer needs to be aware of the temporary traffic Regulation Order that may be enforced during the Horsefair.	
Service Infrastructure Capacity	Appleby Primary School is located 130m from the site, with Appleby Grammar School located 1km from the site.  Appleby Health Centre is within 860m of the site.	
Availability?	Agent confirmed availability on behalf of landowner in May 2014.	
Achievability?	Greenfield site in marketable location. Not known at this stage whether there is developer interest. Road and scrapyard noise constraints may reduce developable area and compromise viability of site.	

Potential Impacts of Development: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is located with 1km of the River Eden SAC/SSSI.	
Population	The site would provide housing, including affordable housing to meet local need.	
Human Health	The site is adjacent to the A66 which has the potential to inflict light and noise pollution, as well as vibration disturbance. The site is also adjacent to an operational Scrap Yard.	
Soil	The land is classified as Grade 3 Agricultural Land.	
Water	The site is not located within a designated flood risk zone, and is located from the 8m from any bodies of water.	
Air	The site is located close to the A66 trunk road.  However, there are no known air quality issues.	



Cultural Heritage	<p>The site is located with 150m of the Settle-Carlisle Railway Conservation Area.</p> <p>Despite the preservation of the station and a former warehouse, the site is a major detractor in the wider townscape. The site has local historic significance and both the former station on the edge of the site, and the former warehouse have historic transport infrastructure importance, and redevelopment of the site has the potential to impact upon the historic and visual setting of the former, which has local heritage significance. The large field to the north east has no obvious heritage significance but any development along the upper edge has the potential to break the distant skyline in some outward views from the conservation area.</p>	
Landscape	The proposed development will not affect a designated landscape.	

## Site AP11 - Fields Adjacent to the Coal Yard, Station Yard, Appleby

Site Information	
Topic	Comments
Site Name	Fields adjacent to the Coal Yard, Station Yard, Appleby
Site Ref	AP11
Size (ha)	3.44
Current Use	Agricultural - Grazing.
Proposed Use	Residential - 90 dwellings.
Summary Description	The site is a greenfield sloping sit, currently in grazing use on the north eastern edge of Appleby. The A66 borders the north eastern boundary and a coal yard area with disused buildings, borders the south western corner.

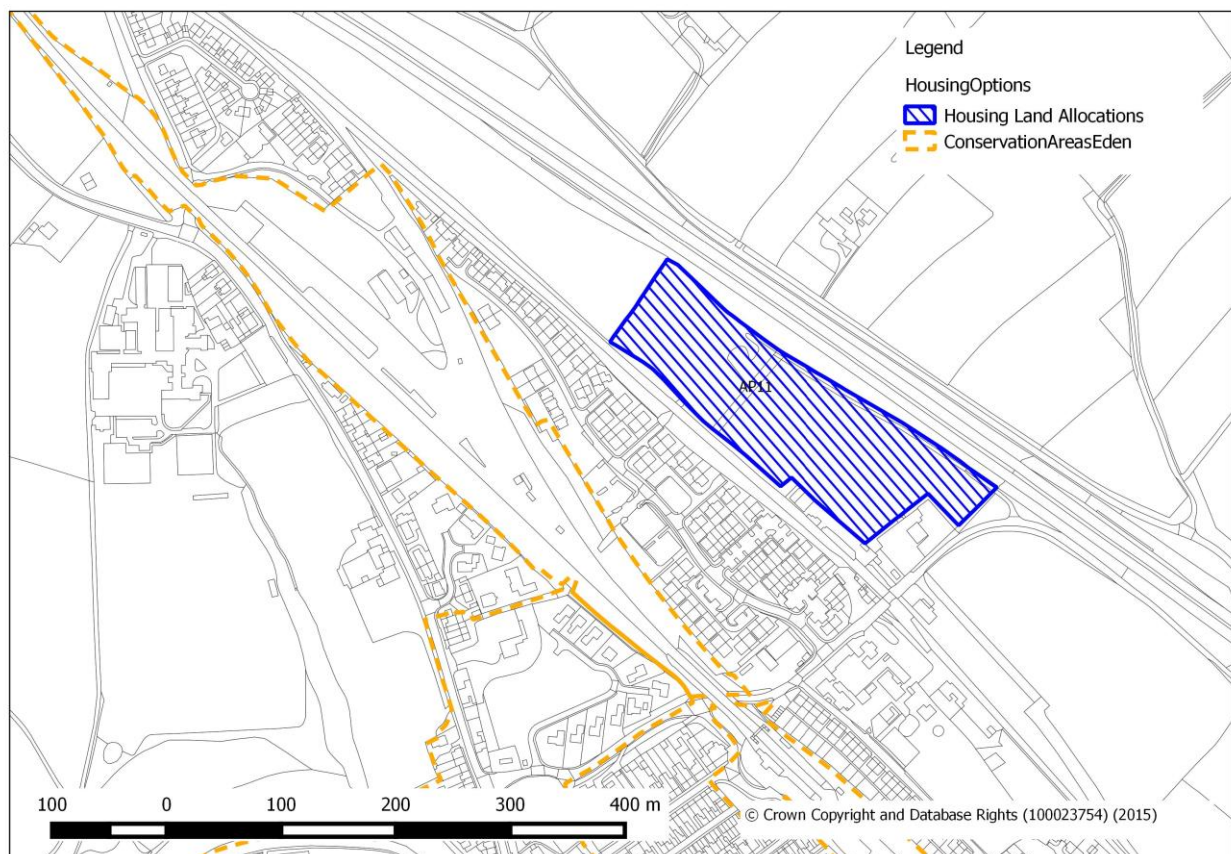


Figure 3 - Site AP11 - Fields adjacent to the Coal Yard, Station Yard

Suitability and Deliverability of Site		
Topic	Assessment	Score
Location	Greenfield sloping site in grazing use on the north eastern edge of Appleby. The A66 borders the north eastern boundary and a coal yard area with disused buildings, borders the south western corner.	
Accessibility	Appleby Railway Station is located with 250m from the site, where there is also a bus stop.	
Suitability for Proposed Use	<p>The site is a greenfield site which would extend the settlement, however it forms a logical extension to the settlement and is well served by existing facilities and services in the town. However the A66 acts as a strong physical barrier and would constrain any further expansion in this direction, providing a strong settlement boundary.</p> <p>There is potential noise impacts from the A66 would need to be assessed and mitigated through site design. The site is sloping which may constrain capacity. It lies adjacent to the A66 so is subject to noise pollution.</p> <p>Local highways capacity constraints exist and would need further assessment.</p> <p>The site boundary formerly included the adjacent coal yard area and ideally the development of the site should facilitate the redevelopment of these brownfield sites.</p>	
Fit with Strategic Policy, Objectives and Direction	The site is well located on the edge of the Market Town of Appleby. In the emerging Local Plan, Market Towns are identified as the “focus for moderate development appropriate to the scale of the town”.	
Physical Infrastructure Capacity	<p>The Highways Authority has advised that improvements are needed to Station Road (note capacity was 24 in 2013 consultation). Pedestrian/cycle links may be limited by railway line.</p> <p>The Developer needs to be aware of the temporary traffic Regulation Order that may be enforced during the Horse Fair.</p> <p>United Utilities have confirmed that there are no capacity issues.</p>	

Service Infrastructure Capacity	<p>Appleby Primary School is located within 130m of the site, and Appleby Grammar School is located with 1km.</p> <p>Appleby Health Centre is located within 860m of the site.</p>	
Availability?	The site was confirmed as available by Story Homes in May 2015 and this was reaffirmed in their Local Plan Response in September 2014 stated they are working with the landowners to deliver the site.	
Achievability?	Marketable location, greenfield site and developer has a strong record of delivery.	

Potential Impacts of Development: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is located with 1Km of the River Eden SSSI/SAC.	
Population	The site would provide new housing, including affordable housing to meet local need	
Human Health	The site is adjacent to the A66 which has the potential to inflict light and noise pollution, as well as vibration disturbance.	
Soil	The land is classified as Grade 3 Agricultural Land.	
Water	The site is not located within a designated flood risk zone, and is located from the 8m from any bodies of water.	
Air	The site is adjacent to the A66; however there are no known air quality issues.	
Cultural Heritage	The upper part of the field to the north east has no obvious heritage significance has the potential to break the distant skyline in some outward views from the conservation area.	
Landscape	<p>The development will not affect a designated landscape.</p> <p>Development of the site would extend Appleby beyond its existing extent into agricultural land, resulting in landscape and visual impacts; however the site is well screened by existing vegetation at present.</p>	



## Appendix 1 - Appleby Sites (ALL)

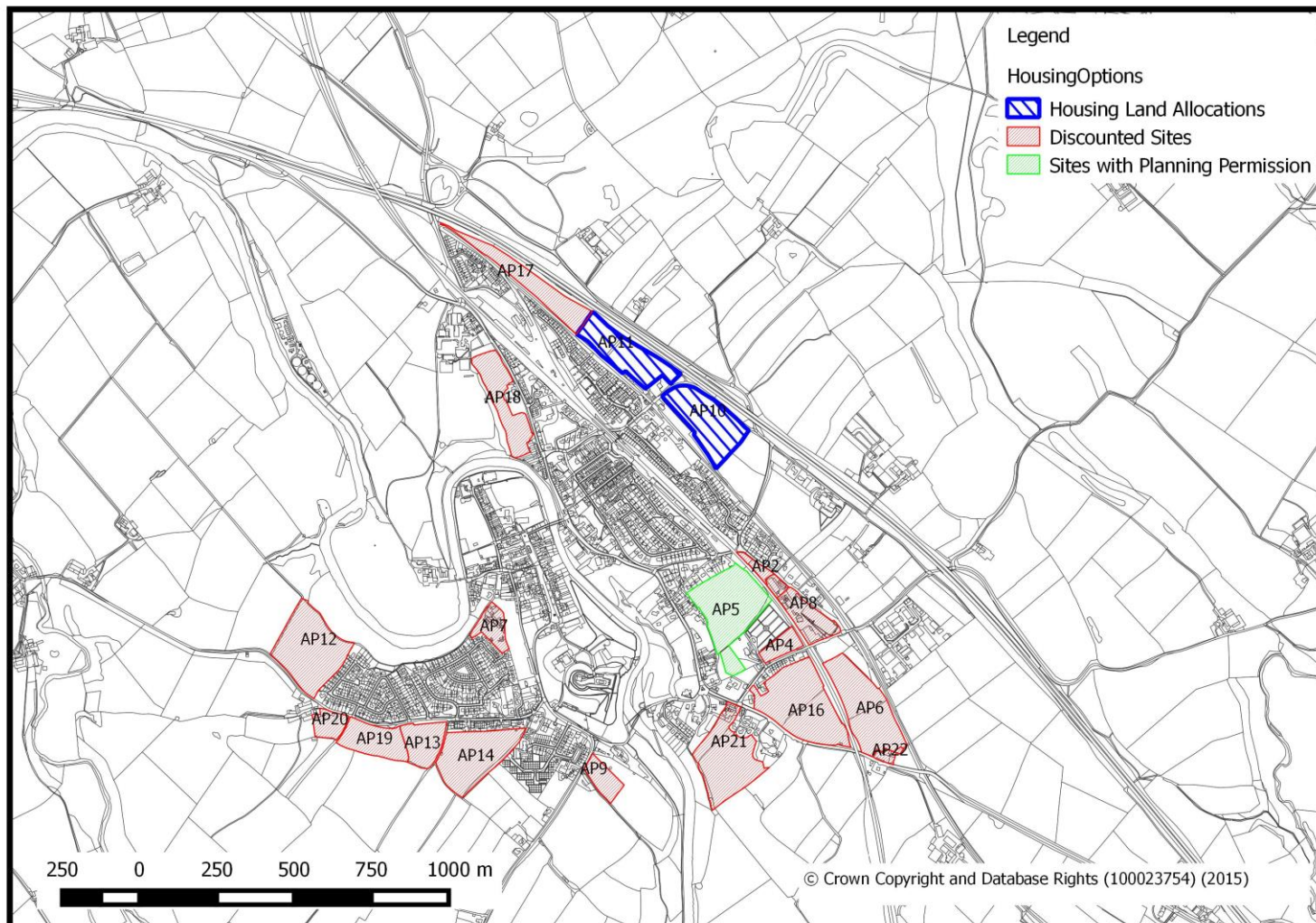


Figure 4 - Map Showing All Sites Considered in Appleby