

Clifton

About Clifton

Clifton is a small village lying alongside the A6, three miles south east of Penrith. It has a primary school, post office, pub, hall and a daily bus service. The church dates from the 12th century. Clifton's moor is notable as the place where, in 1745, the last battle on English soil took place. Clifton Hall was once a pele tower, then a turreted mansion which now stands in a farmyard. Wetheriggs Country Pottery at nearby Clifton Dykes was founded in the 1860s. It is the only steam-powered pottery still in operation in Britain.

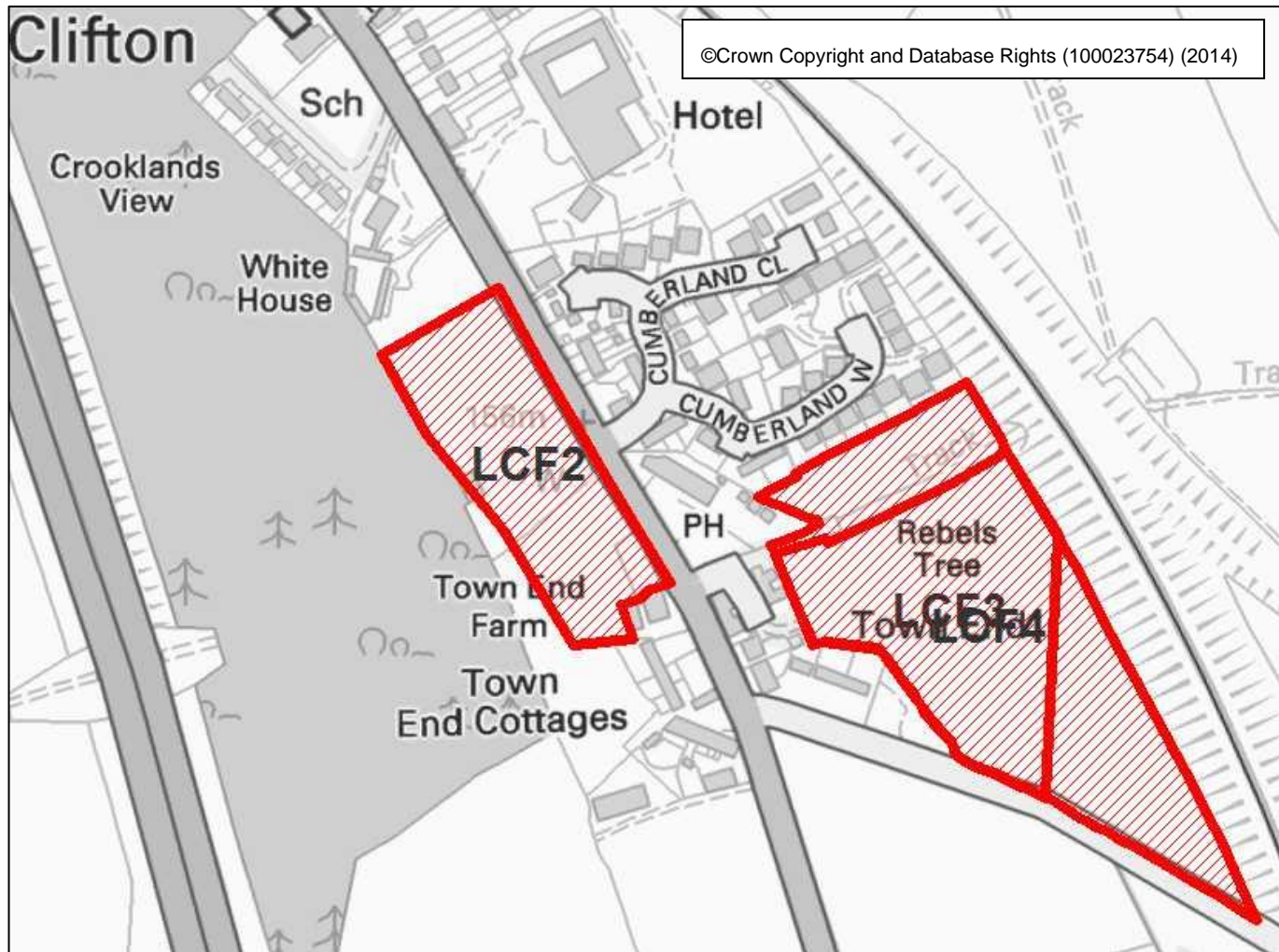
Key statistics- Clifton Parish

Population at 2011	497
% Population change 2001-11	1.0%
Number of dwellings	264
Number of long term empty dwellings 2014	1
Second & holiday homes 2014	15
% Second & holiday homes 2014	5%
Median household income 2012 (Eamont Ward)	£28,828
Median house price (Eamont Ward)	£196,780
Median house price to household income ratio (Eamont Ward)	6.8
Lower quartile house price to household income (Eamont Ward)	10.9
Affordable housing need	3
Households with no car	16

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

Map showing sites in Clifton

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



Site Assessments

LCF1 - Clifton Hill Hotel, Clifton

This site has been considered previously, but since planning permission has been granted under reference 10/0987 for the development of 48 residential units with the properties now finished. The site is therefore removed from the housing allocation process.

LCF2 - Land opposite Cumberland Close, Clifton



LCF2 - Land opposite Cumberland Close, Clifton

Is this site proposed for allocation?	No
Size	1.22 hectares
Potential Number of Houses	37
Brownfield?	No
Description	<p>The site is a Greenfield site. The site is level with no topographical issues. There is an existing access. There is an agricultural building on the site which may have bats/owls.</p> <p>There are hedgerows on the site. There are trees on the site which may be of significance. Neighbouring uses are residential and fields. The development of the site would respect the form of the settlement.</p>
Is the site suitable?	Currently unknown.

LCF2 - Land opposite Cumberland Close, Clifton	
Is the site available?	Currently unknown.
Is the site achievable?	Currently unknown.
When will the site be developed?	The site is not proposed for allocation. No extant permissions on the site.
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • No flood risk or contamination issues. • Not within 250m of a conservation area, listed buildings or environmental designations. • Development would respect form and character of settlement. • Existing access. <p>Issues to consider</p> <ul style="list-style-type: none"> • Allocated for Amenity Open Space in Eden Local Plan. • Agricultural buildings on site- potential habitat for bats and owls. • Potential rail and road noise disturbance. • Greenfield site. • Possibly significant trees on site.
Public consultation response	No comments
Source/Reason it is proposed	Local Plan Designation: Amenity Open Space

The site has a score of 77% with the higher the score the more preferable the site subject to overcoming issues raised.

LCF3 - Land adjacent Town End Croft, Clifton



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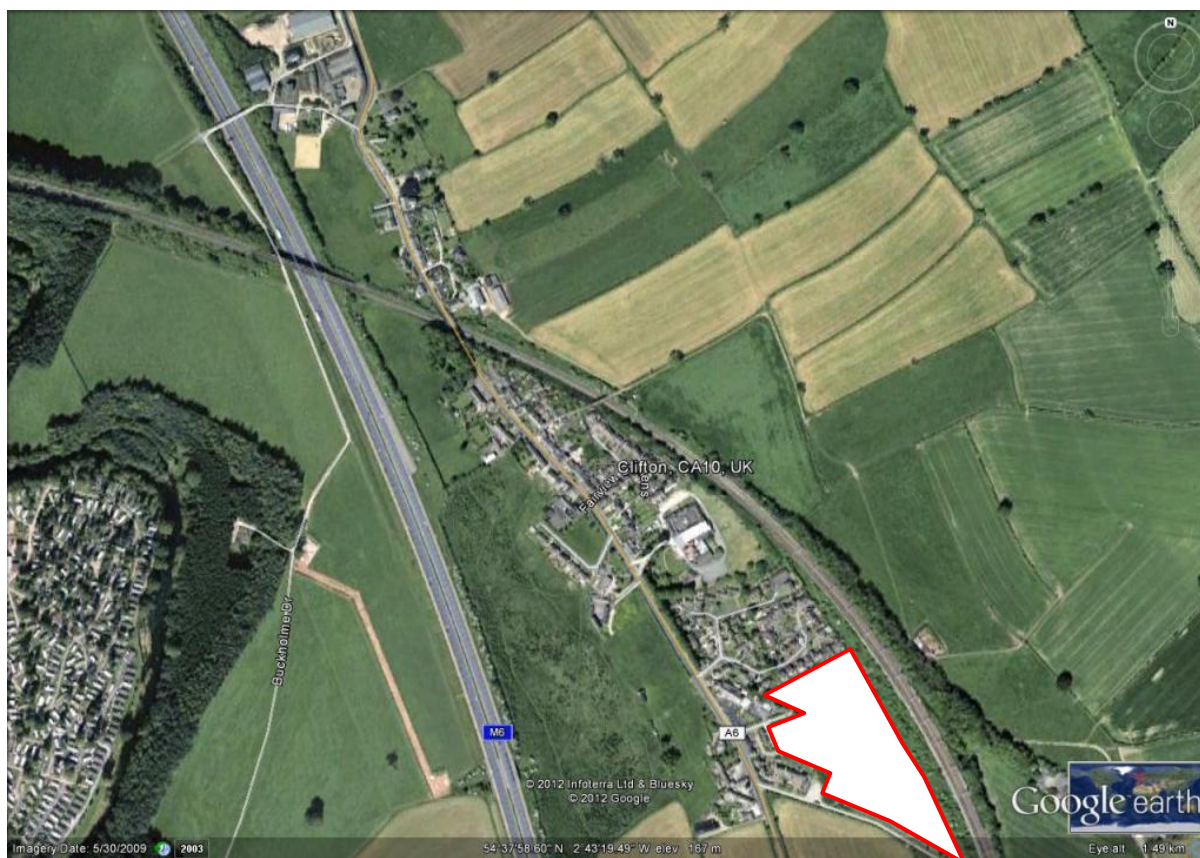
Is this site proposed for allocation?	No
Size	1.51
Potential Number of Houses	45
Brownfield?	No
Description	The site is a Greenfield site. The site is level with no topographical issues. There is no existing access but there are access points available. There are hedgerows on the site. There are trees on the boundary of the site that may be of significance. Neighbouring uses are residential and fields. The site is on the edge of the settlement but development would respect the village character.
Is the site suitable?	Currently unknown.
Is the site available?	The site has been confirmed as available by the land owner's agent.
Is the site achievable?	Currently unknown.
When will the site be developed?	The site is not proposed for development.
Issues/Constraints	Positive considerations

LCF3 - Land adjacent Town End Croft, Clifton

	<ul style="list-style-type: none"> No flood risk or contamination issues. Level site- no topographical constraints. No environmental designations within 250m. Not within 250m of a historic landscape designation. <p>Issues to consider</p> <ul style="list-style-type: none"> Greenfield site. Creation of new access points. Edge of settlement. Potential rail noise disturbance.
Public consultation response	No comments.
Source/Reason it is proposed	The site was put forward for assessment.

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

LCF4 - Land adjacent Cumberland Way and Town End Croft, Clifton



LCF4 - Land adjacent Cumberland Way and Town End Croft, Clifton

Is this site proposed for allocation?	No.
Size	2.85 hectares
Potential Number of Houses	85

LCF4 - Land adjacent Cumberland Way and Town End Croft, Clifton	
Brownfield?	No
Description	The site is a Greenfield site and is an extension to LCF3 (north and southwards). The site is level with no topographical issues. There is no existing access but there are access points available. There are hedgerows on the site. There are trees on the boundary of the site that may be of significance. Neighbouring uses are residential and fields. The site is on the edge of the settlement but development would respect the village character. The site lies next to the West Coast Main Line.
Is the site suitable?	Currently unknown.
Is the site available?	The site has been confirmed as available by the land owner's agent.
Is the site achievable?	Currently unknown.
When will the site be developed?	The site is not proposed for development.
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • No flood risk or contamination issues. • Level site- no topographical constraints. • No environmental designations within 250m. • Not within 250m of a historic landscape designation. <p>Issues to consider</p> <ul style="list-style-type: none"> • Greenfield site. • Creation of new access points. • Edge of settlement. • Potential rail noise disturbance. • Proximity to a tree with a tree preservation order (Cumberland Way).
Public consultation response	No comments received.
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.