

Greystoke

About Greystoke

Greystoke is a village situated 4 miles west of Penrith on the outskirts of the Lake District National Park. The village is served by a good range of services including a school, Post Office, grocery shop, village hall and pub. It is also well connected by public transport.

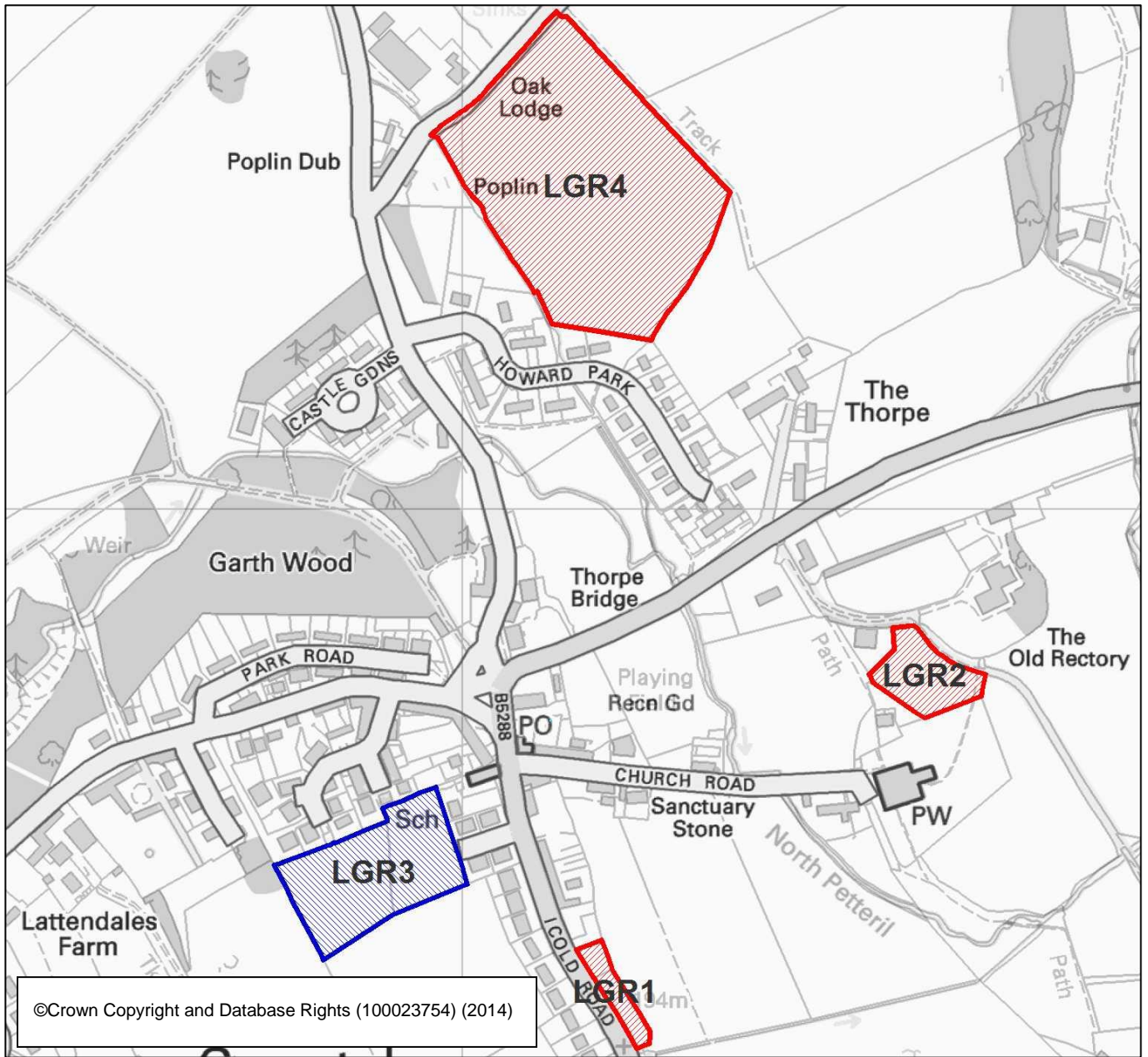
Key statistics - Greystoke Parish

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| Population at 2011 | 654 |
| % Population change 2001-11 | -18.4% |
| Number of dwellings | 424 |
| Number of long term empty dwellings 2014 | 6 |
| Second & holiday homes 2014 | 53 |
| % Second & holiday homes 2014 | 12% |
| Median household income 2012 (Greystoke Ward) | £24,997 |
| Median house price 2012 (Greystoke Ward) | £260,964 |
| Median house price to household income ratio 2012 (Greystoke Ward) | 10.4 |
| Lower quartile income to house price ratio | 14.8 |
| Affordable housing need | 2 |
| Households with no car | 34 |

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

Map showing sites in Greystoke

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



Site Assessments

LGR1 - Land adjacent to Fair View, Greystoke



LGR1 - Land adjacent to Fair View, Greystoke

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|---------------------------------------|---|
| Is this site proposed for allocation? | No |
| Size | 0.14 hectares |
| Potential Number of Houses | 4 |
| Brownfield? | No |
| Description | This is a greenfield site. It is level but is lower lying than the road, and so there are topographical constraints which would need to be addressed when creating the access. The site has a number of pedestrian access points along the frontage. There is no obvious vehicular access point although along the frontage there is potential for one. Neighbouring uses are agricultural fields to rear and residential opposite the site. The site is located at the edge of the settlement opposite a row of properties. The development of a linear development would respect the character of the area. |
| Is the site suitable? | Currently unknown. |

| LGR1 - Land adjacent to Fair View, Greystoke | |
|---|---|
| Is the site available? | The site appears to be utilised as gardens and allotments for the properties opposite the site. These uses would need to cease for the site to be available. |
| Is the site achievable? | Currently unknown. |
| When will the site be developed? | The site is not 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 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"> • Small size of site. • Greenfield site. • Contamination study required due to previous use. • Access constraints. • Topographical constraints due to level of site and road. |
| Public consultation response | No comments. The site has not previously been subject to consultation. |
| 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 69% with the higher the score the more preferable the site subject to overcoming issues raised.

LGR2 - Land at the Rectory, Greystoke



LGR2 - Land at The Rectory, Greystoke

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|---------------------------------------|---|
| Is this site proposed for allocation? | No |
| Size | 0.35 hectares |
| Potential Number of Houses | 11 |
| Brownfield? | No |
| Description | <p>The site is a greenfield site located at the east of the village within the grounds of The Old Rectory. The site is a level site with no topographical constraints. The site has a number of pedestrian access points along the frontage. There is no obvious access point although along the frontage there is potential.</p> <p>The site is located at the edge of the settlement within a collection of dwellings. There are significant trees located adjacent to the site which could potentially be affected by the development of the site. Neighbouring uses are residential developments around the site. The site is somewhat detached from the village and would extend the settlement if developed. The site would not be consistent with historic development in Greystoke.</p> |

| LGR2 - Land at The Rectory, Greystoke | |
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| Is the site suitable? | The site was refused planning permission was two dwellings on the grounds of impact on the quality the area and the church. |
| Is the site available? | Yes |
| Is the site achievable? | The site is not proposed for allocation. |
| When will the site be developed? | An outline planning application (11/1006) for 2 dwellings on the site was refused in January 2012. |
| Issues/Constraints | <p>Positive considerations</p> <ul style="list-style-type: none"> • Existing 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. <p>Issues to consider</p> <ul style="list-style-type: none"> • Greenfield site. • Extends the settlement. • Impact on church. |
| Public consultation response | No comments - the site has not previously been subject to consultation. |
| Source/Reason it is proposed | The site was put forward for assessment and has been subject to a previous planning application. |

The site has a score of 71% with the higher the score the more preferable the site subject to overcoming issues raised.

LGR3 - Land behind Croft, Greystoke



LGR3 - Land behind Ashburn Croft, Greystoke

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|---------------------------------------|---|
| Is this site proposed for allocation? | Yes |
| Size | 1.01 hectares |
| Potential Number of Houses | 30 |
| Brownfield? | No |
| Description | <p>This is a greenfield site. It is level with no topographical constraints. There are two possible existing access points to the site; one via Maple Close (in the same ownership as site LGR3) or via Ashburn Croft (ownership unknown).</p> <p>There are a large number (approx. 8) of trees protected by a Tree Preservation Order on the site, and also a number on the south eastern boundary. Neighbouring uses are agricultural fields and residential development. The site is within the centre of the village and would form a natural extension to the settlement, and to the Maple Close and Ashburn Croft developments.</p> |
| Is the site suitable? | Currently unknown. |
| Is the site available? | Currently unknown. |
| Is the site achievable? | Currently unknown. |

| LGR3 - Land behind Ashburn Croft, Greystoke | |
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| When will the site be developed? | 2020-25. |
| Issues/Constraints | <p>Positive considerations</p> <ul style="list-style-type: none"> • Within the settlement. • Existing and suitable access. • Would form natural extension to Maple Close and Ashburn Croft developments. • Not within flood zones 2 or 3. • No Scheduled Ancient Monuments within 250m of site. • No environmental designations within 250m of site. <p>Issues to consider</p> <ul style="list-style-type: none"> • Tree Preservation Orders on and surrounding site. • Greenfield site. |
| Public consultation response | No comments. The site has not previously been subject to public consultation. |
| 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 80% with the higher the score the more preferable the site subject to overcoming issues raised.

LGR4 - Land at Blencow Road, Greystoke



LGR4 - Land at Blencow Road, Greystoke

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|---------------------------------------|--|
| Is this site proposed for allocation? | No |
| Size | 3.34 hectares |
| Potential Number of Houses | 100 |
| Brownfield? | No |
| Description | This is a greenfield site. |
| Is the site suitable? | Currently unknown. |
| Is the site available? | The land owner has confirmed that the site is available. |
| 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"> • Site not within flood zones 2 or 3. • No Scheduled Ancient Monuments within 250m of site. • Limited impact on settings of nearest listed buildings (Thorpe Farmhouse). • No environmental designations within 250m of site. |

LGR4 - Land at Blencow Road, Greystoke

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|------------------------------|--|
| | Issues to consider <ul style="list-style-type: none">• Greenfield site.• Number of dwellings would change character of area. |
| Public consultation response | No comments. The site has not previously been subject to public consultation. |
| 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 72% with the higher the score the more preferable the site subject to overcoming issues raised.