

Orton

About Orton



Orton is situated 15 miles south of Penrith and 8 miles from Appleby. It is located just 1.5 miles from the M6, and near the Lake District National Park. The Coast to Coast walk passes through the village. The village has a primary school, pub, a shop/post office, a regular bus service and a popular monthly farmers market. Most of Orton is designated as a Conservation Area.

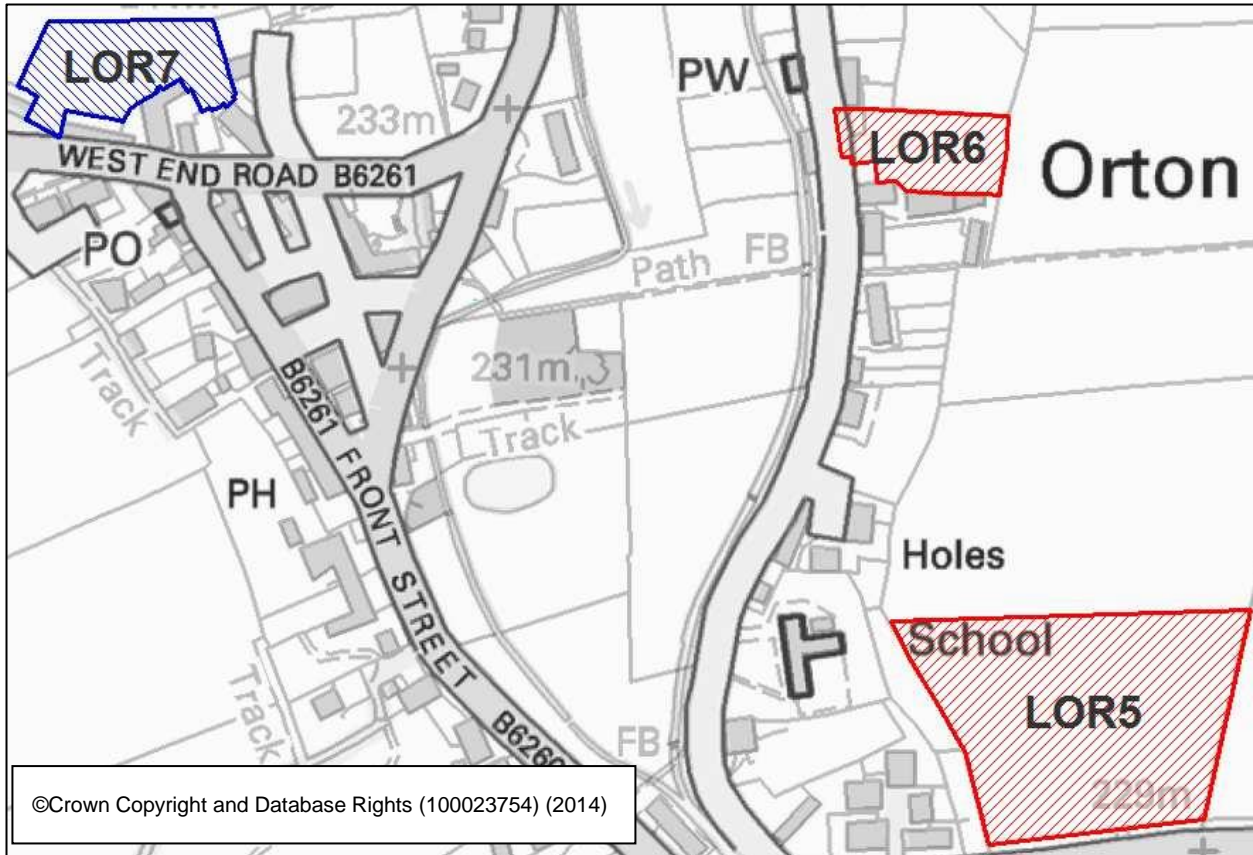
Key statistics - Orton with Tebay Parish

Population at 2011	588
% Population change 2001-11	0.5%
Number of dwellings	302
Number of long term empty dwellings 2014	5
Second & holiday homes 2014	30
% Second & holiday homes 2014	9%
Median household income 2012 (ward)	£26,106
Median house price (ward)	£179,125
Median house price to household income ratio (ward)	6.9
Lower quartile income to house price ratio	9.2
Affordable housing need	2
Households with no car	12

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

Map showing sites in Orton

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



Site Assessments

LOR1 - Silver Yard, Orton

Site included in the Alternative Sites document. It has not been taken forward for assessment as much of the site lies within flood zone 3a. Whilst this does not necessarily preclude it from development a sequential test must be applied to see if other sites can be used in preference. As many alternative sites are available in the district this site cannot be allocated.

LOR2 - Land adjacent Chestnut Close, Orton

The development of 4 residential units on site has been approved and has commenced, therefore the site will be discounted from the housing allocation process.

LOR3 - Land adjacent Birch Tree Cottage, Orton

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

LOR4 - Land adjacent Frankland Park, Orton

Site was suggested for development but has not been taken forward for assessment as the much of the site lies within flood zone 3a. Whilst this does not necessarily preclude it from development a sequential test must be applied to see if other sites can be used in preference. As many alternative sites are available in the district this site cannot be allocated.

LOR5 - Land adjacent Ashfield Court, Orton



LOR5 - Land adjacent Ashfield Court, Orton

Is this site proposed for development?	No
Size	0.52 hectares
Potential Number of Houses	16
Brownfield?	No
Description	<p>The site is a greenfield site. The site is gently sloping, this would not constrain development. There are two existing access' to the site from the B6261. Issues around width and visibility would have to be addressed to utilise either of these. A water course runs approximately 20m from the southern boundary.</p> <p>Neighbouring uses are residential and open fields. The site is on the south eastern edge of the village and its development would extend the boundary of the village; particularly to the east. A similar scale residential development, Ashfield Park, lies to the west of the site.</p>

LOR5 - Land adjacent Ashfield Court, Orton	
Is the site suitable?	No. Development of this site would significantly extend the settlement's developed area into the very characteristic rural setting of the conservation area. Expert advice is that it would have an adverse effect on the historic morphology of the village by disrupting the very marked edge to the settlement that is such a distinctive aspect of the designated area's special significance.
Is the site available?	It is understood that there is an intention of the owner / developer to bring the site forward. The site is currently in agricultural use, it is unknown whether it is available.
Is the site achievable?	No.
When will the site be developed?	The site is not currently proposed for allocation. No live / extant residential applications on the site.
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Existing access to site from road. • Well connected by Public Right of Way. <p>Issues to consider</p> <ul style="list-style-type: none"> • Part of the site is within Orton Conservation Area. • Development would disrupt the setting of the village and impact on its built heritage. • TPO on the southern boundary of the site. • Extends the village South and East. • Greenfield site.
Public consultation response	No comments
Source/Reason it is proposed	This site was considered as part of the 'Housing: Preferred Sites and Policies' document and its availability was confirmed as part of the consultation responses. Sites. The It is understood that there is an intention of the owner / developer to bring the site forward.

The site has a score of 74% with the higher the score the more preferable the site subject to overcoming issues raised.

LOR6 - Land adjacent Coombe Leigh, Orton



LOR6 - Land adjacent Coombe Leigh, Orton

Is this site proposed for development?	No
Size	0.23 hectares
Potential Number of Houses	7
Brownfield?	No
Description	<p>The site is a greenfield site. The site is sloping at quite a steep gradient; this may potentially affect the development. There is existing access to the site via a very narrow track. This access would have to be upgraded, or an alternative sought. There are trees to the southern and eastern boundaries of the site.</p> <p>Neighbouring uses are residential and open fields. The site is not within the main centre of the village but in principal the location of the site does follow the historic pattern of development.</p>
Is the site suitable?	No – due to topographical constraints, because of a right of way on site and because it is not within the central ‘Front Street’ part of Orton.
Is the site available?	The site is currently agricultural; it is unknown whether it is available.

LOR6 - Land adjacent Coombe Leigh, Orton	
Is the site achievable?	No.
When will the site be developed?	The site is not currently proposed for allocation. No live / extant residential applications on the site.
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • No flood risk or contamination issues. • No environmental designations within 250m. • Existing access. <p>Issues to consider</p> <ul style="list-style-type: none"> • Within Orton Conservation Area. • Not within the central 'Front Street' area of the village. • Topographical constraints given slope of site. • Greenfield site. • Public Right of Way across site.
Public consultation response	No comments
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 73% with the higher the score the more preferable the site subject to overcoming issues raised.

LOR7 - Land behind West End Cottage, Orton



LOR7 - Land behind West End Cottage, Orton	
Is this site proposed for development?	Yes
Size	0.32 hectares
Potential Number of Houses	10
Brownfield?	No
Description	The site is a greenfield site. The site is level and so there are no topographical constraints to development. There is an existing access to the site from a small road off the B6261. No visibility splays have been conducted and so further investigation into the suitability of the access will be required. Neighbouring uses are residential and open fields. The site is close to the centre of the village but is to the north west edge. The site would be in keeping with the historic pattern of development but would extend the village slightly.
Is the site suitable?	Currently unknown.
Is the site available?	The site is currently agricultural; it is unknown whether it is available.
Is the site achievable?	Currently unknown.
When will the site be developed?	2020-2025
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Close to the village centre. • Level site. • No flood risk or contamination issues. • Existing access. • No environmental designations within 250m. <p>Issues to consider</p> <ul style="list-style-type: none"> • The site is within Orton Conservation Area. • Greenfield site. • Tree preservation order on the edge of the site.
Public consultation response	No comments.
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 76% with the higher the score the more preferable the site subject to overcoming issues raised.