

# Plumpton

## About Plumpton

Plumpton is a small village situated about 4 miles north of Penrith. The village consists mainly of houses along a minor road connecting the A6 to the B5305 and also a few houses and farms along the A6 itself. The village has a primary school and a shop/post office. There is an hourly bus service to Penrith and Carlisle.

Plumpton village lies within the Parish of Hesket.

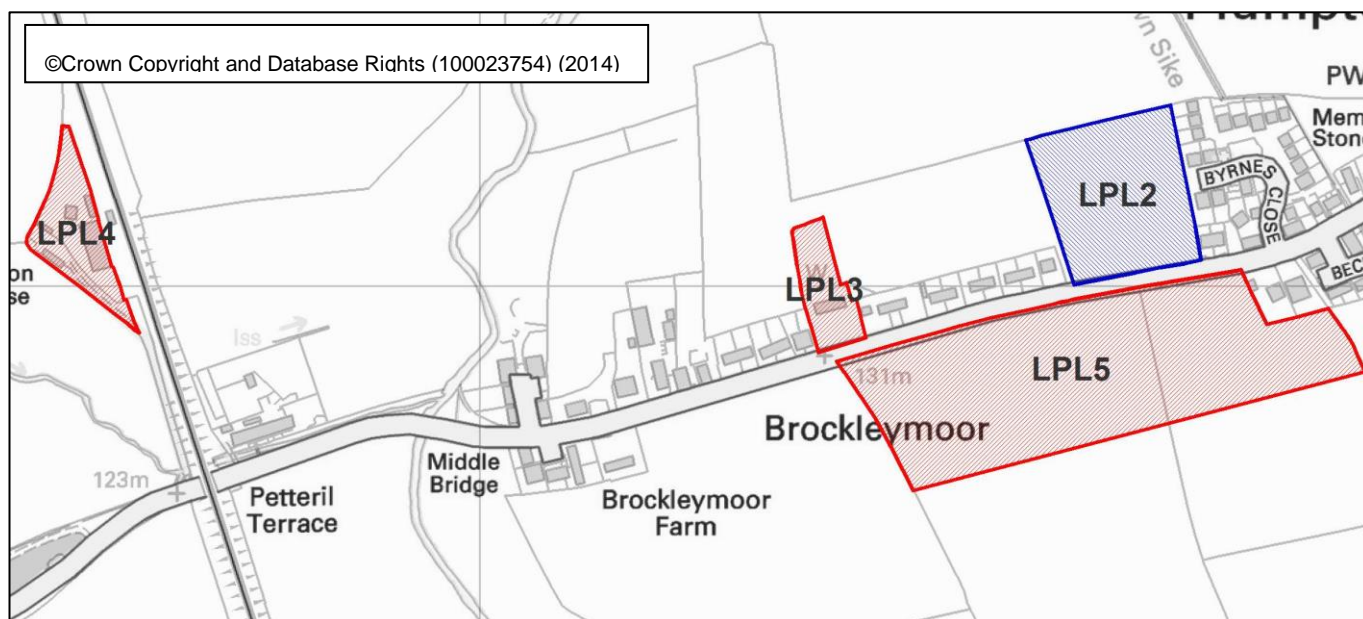
### Key statistics- Hesket Parish

Population at 2011	2,588
% Population change 2001-11	13.2%
Number of dwellings	1,171
Number of long term empty dwellings 2014	16
Second & holiday homes 2014	22
% Second & holiday homes 2014	1%
Median household income 2012 (Hesket Ward)	£21,925
Median house price (Hesket Ward)	£168,511
Median house price to household income ratio (Hesket Ward)	7.7
Lower quartile income to house price ratio	11.9
Affordable housing need	21
Households with no car	67

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

## Map showing sites in Plumpton

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



### LPL1 - Land at Plumpton Head, Plumpton

This site has not been carried forward for assessment as it is considered to be outside the village of Plumpton and therefore not within the Village Hub.

## LPL2 - Land adjacent Byrnes Close, Plumpton



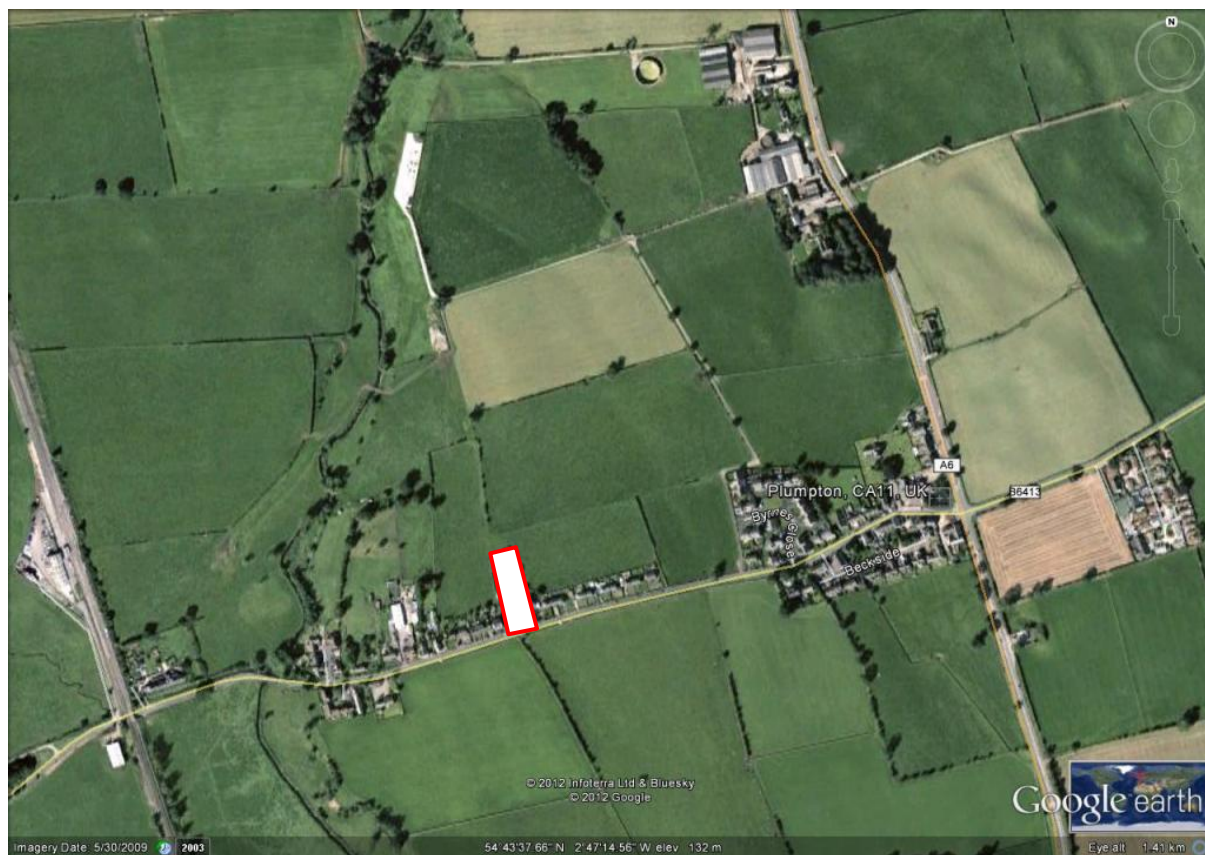
### LPL2 - Land adjacent Byrnes Close, Plumpton

Is this site proposed for development?	Yes
Size	1.26 hectares
Potential Number of Houses	14 (based on developer intentions)
Brownfield?	No
Description	<p>The site is greenfield. The site is level; it is lower than the road level although there are no topographical constraints for the site. There is existing access onto the site although there is potential to create a new access along the frontage. There is also potential to access the site through the existing estate.</p> <p>A hedgerow exists to the western boundary of the site There are a number of trees on the boundary of the site. The site is located within the settlement of Plumpton and will respect the form of the settlement in this location.</p>
Is the site suitable?	The site was identified within the SHLAA which found “suitable site located close to recent residential development and is well related to existing built form. Visual impact to be addressed.”
Is the site available?	The owner has confirmed that the site is available. The site appears to be used for grazing therefore subject to any grazing tenancies on it, the site is available.
Is the site achievable?	Currently unknown.

<b>LPL2 - Land adjacent Byrnes Close, Plumpton</b>	
When will the site be developed?	2014-2019
Issues/Constraints	<p><b>Positive considerations</b></p> <ul style="list-style-type: none"> <li>• Level site</li> <li>• Site not within flood zones 2 or 3.</li> <li>• Served by current access</li> <li>• No Scheduled Ancient Monuments within 250m of site</li> <li>• No impact on settings of nearest listed buildings</li> <li>• No environmental designations within 250m of site</li> <li>• Within settlement limits and respect form</li> </ul> <p><b>Issues to consider</b></p> <ul style="list-style-type: none"> <li>• Residential amenity of adjoining properties</li> </ul>
Public consultation response	One comment was received in support of the site.
Source/Reason it is proposed	<p>The site was included within the Alternative Sites consultation document.</p> <p>The site was identified within the SHLAA which found “suitable site located close to recent residential development and is well related to existing built form. Visual impact to be addressed.”</p>

The site has a score of 79% with the higher the score the more preferable the site subject to overcoming issues raised.

### **LPL3 - Land adjacent Beech Grove, Plumpton**



<b>LPL3 - Land at beech Grove, Plumpton</b>	
Is this site proposed for development?	No
Size	0.31 hectares
Potential Number of Houses	9
Brownfield?	No
Description	<p>The site is a domestic dwelling and curtilage. The site is level with no topographical constraints. There is a dwelling on the site which is located within the centre of the site and extends across the width of the site. There is existing access onto the site although it is not evident how the rear of the site would be accessed without demolishing the listed building.</p> <p>There are a number of significant trees located at the front of the site which would require retention. Neighbouring uses are residential dwellings and therefore residential amenity of these properties needs to be considered if developing the site. The site is located within the settlement of Plumpton but the development of the rear of the site would not respect the settlement form in this location.</p>
Is the site suitable?	Currently unknown.
Is the site available?	It is understood that there is an intention of the owner / developer to bring the site forward. The property on the site is currently occupied and this would need to be vacant to allow the site to be developed as the only method of reaching the rear of the site is through the dwelling.
Is the site achievable?	Currently unknown.
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><b>Positive considerations</b></p> <ul style="list-style-type: none"> <li>• Part of site within settlement form.</li> <li>• No topographical constraints.</li> <li>• Site not within flood zones 2 or 3.</li> <li>• Served by current acceptable access.</li> <li>• No Scheduled Ancient Monuments within 250m of site.</li> <li>• No environmental designations within 250m of site.</li> </ul> <p><b>Issues to consider</b></p> <ul style="list-style-type: none"> <li>• Adverse impact on listed building on site.</li> <li>• No alternative access visible to retain listed building.</li> <li>• Significant trees on site.</li> <li>• Potential ecological issues - bats and owl surveys required.</li> <li>• Development of the full site would extend the settlement.</li> </ul>

<b>LPL3 - Land at beech Grove, Plumpton</b>	
Public consultation response	No comments
Source/Reason it is proposed	The site has been put forward for assessment.

The site has a score of 59% with the higher the score the more preferable the site subject to overcoming issues raised.

### LPL4 - Land at Station House, Plumpton



<b>LPL4 - Land at Station House, Plumpton</b>	
Is this site proposed for development?	No
Size	0.48 hectares
Potential Number of Houses	14
Brownfield?	Yes
Description	<p>The site is a commercial site for the sale of plants and pots. The site is relatively level with part sloping to the south west. There are a number of buildings on the site which are constructed from a range of materials from brick to timber clad. There is limited reuse potential of the buildings for residential use.</p> <p>There is existing access onto the site which is suitable for the current use and due to the position of Railway Bridge difficult</p>

<b>LPL4 - Land at Station House, Plumpton</b>	
	to improve. There are a number of trees on the site with limited significance. Neighbouring uses are the railway line and open fields. The site is located outside the settlement within the open countryside.
Is the site suitable?	Currently unknown.
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 use and therefore when it is available is difficult to determine. The site has potential to be used for employment use due to its current use and location outside of the settlement of Plumpton and being adjacent to the railway.
Is the site achievable?	Currently unknown.
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><b>Positive considerations</b></p> <ul style="list-style-type: none"> <li>• No topographical constraints.</li> <li>• Served by current acceptable access.</li> <li>• No Scheduled Ancient Monuments within 250m of site.</li> <li>• No environmental designations within 250m of site.</li> </ul> <p><b>Issues to consider</b></p> <ul style="list-style-type: none"> <li>• Outside settlement within open countryside.</li> <li>• Alternative employment use could be acceptable.</li> <li>• Potential ecological issues within buildings – bats and owl surveys required.</li> <li>• Potential contamination associated with use and adjacent railway.</li> <li>• Southern tip of the site is within flood zone 3.</li> <li>• Noise disturbance from motorway and railway.</li> </ul>
Public consultation response	No comments
Source/Reason it is proposed	The site has been put forward for assessment.

The site has a score of 64% with the higher the score the more preferable the site subject to overcoming issues raised.

## LPL5 - Land opposite Brockley Moor, Plumpton



### LPL5 - Land opposite Brockley Moor, Plumpton

Is this site proposed for development?	No
Size	3.63 hectares
Potential Number of Houses	109
Brownfield?	No
Description	The site is greenfield. It is level with no topographical constraints. There is an existing access onto the site and potential to create additional access points along the frontage. There are hedgerows to the western boundary and a number of trees on the site. Neighbouring uses are agricultural fields and residential properties. The site is located at the edge of the settlement and the development of the site would extend the settlement.
Is the site suitable?	Currently unknown.
Is the site available?	The site has been confirmed as available. The site appears to be used for grazing therefore subject to any grazing tenancies on it, the site is available.
Is the site achievable?	Currently unknown.
When will the site be	The site is not currently proposed for development. No live /



<b>LPL5 - Land opposite Brockley Moor, Plumpton</b>	
developed?	extant residential applications on the site.
Issues/Constraints	<p><b>Positive considerations</b></p> <ul style="list-style-type: none"> <li>• No topographical constraints.</li> <li>• Served by current acceptable access.</li> <li>• No Scheduled Ancient Monuments within 250m of site.</li> <li>• No environmental designations within 250m of site.</li> </ul> <p><b>Issues to consider</b></p> <ul style="list-style-type: none"> <li>• Extends the settlement and not of an appropriate scale—potential for front of site to create linear development to reflect settlement pattern opposite.</li> <li>• Slight noise disturbance from motorway and railway.</li> </ul>
Public consultation response	No comments
Source/Reason it is proposed	The site has been put forward for assessment.

The site has a score of 72% with the higher the score the more preferable the site subject to overcoming issues raised.