

Ravenstonedale

About Ravenstonedale

Ravenstonedale is situated at the foot of the Howgills just off the A685 which runs from the M6 to the A66. The village is centred on a single main street, though there are many scattered dwellings on the periphery. Slightly to the north west of the village centre is Ravenstonedale Endowed School. There are two pubs in the village; one of which also houses a grocery shop, and a village hall. The village is served by a regular bus service and the nearest railway station is about 4 miles away at Kirkby Stephen, on the main Settle-Carlisle Line.

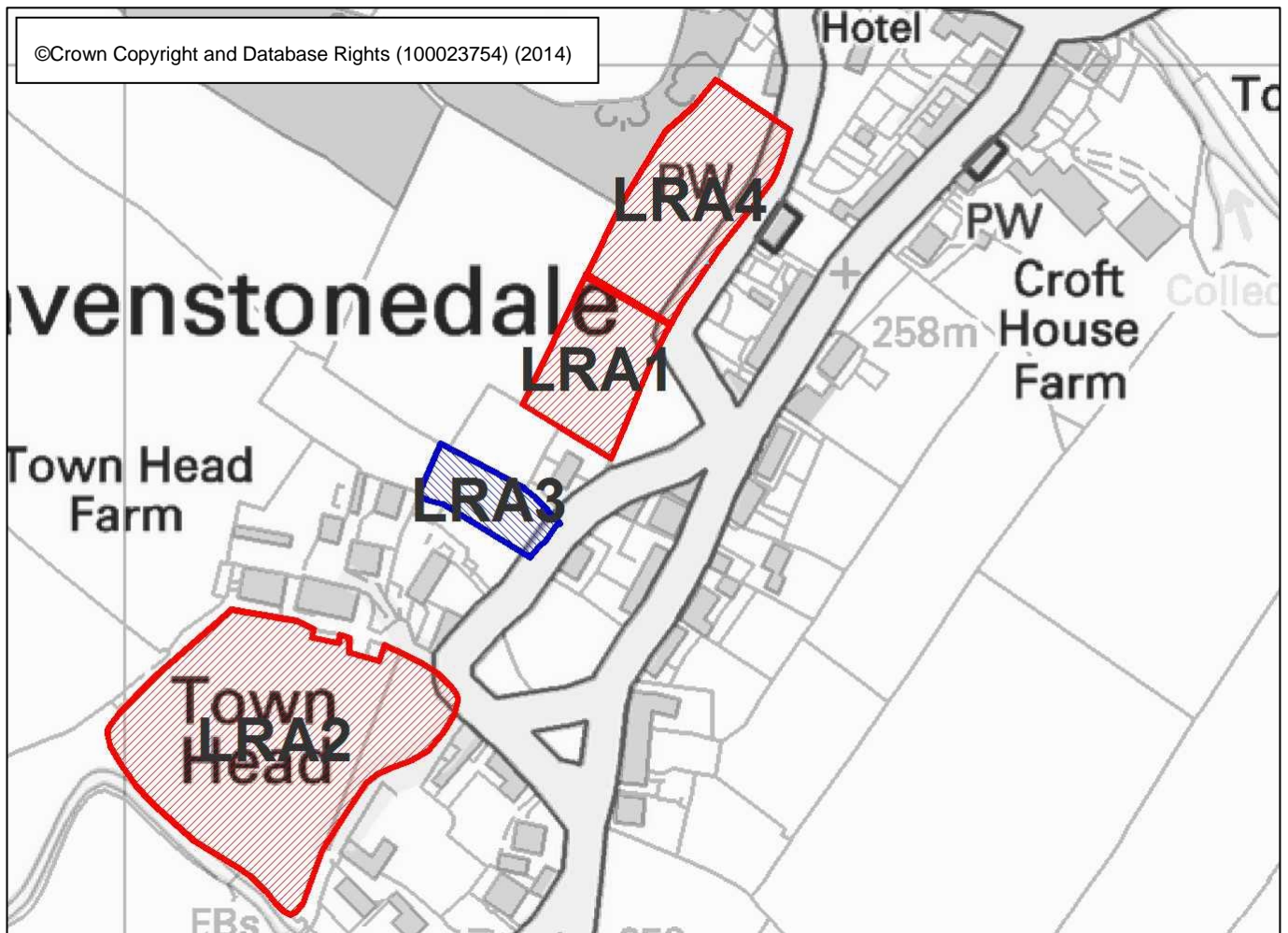
Key statistics - Ravenstonedale Parish

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|---|----------|
| Population at 2011 | 594 |
| % Population change 2001-11 | 18.6% |
| Number of dwellings | 284 |
| Number of long term empty dwellings 2014 | 9 |
| Second & holiday homes 2014 | 30 |
| % Second & holiday homes 2014 | 10% |
| Median household income 2012 | £29,306 |
| Median house price (ward) | £268,996 |
| Median house price to household income ratio (ward) | 9.2 |
| Lower quartile income to house price ratio | 15.7 |
| Affordable housing need | 10 |
| Households with no car | 18 |

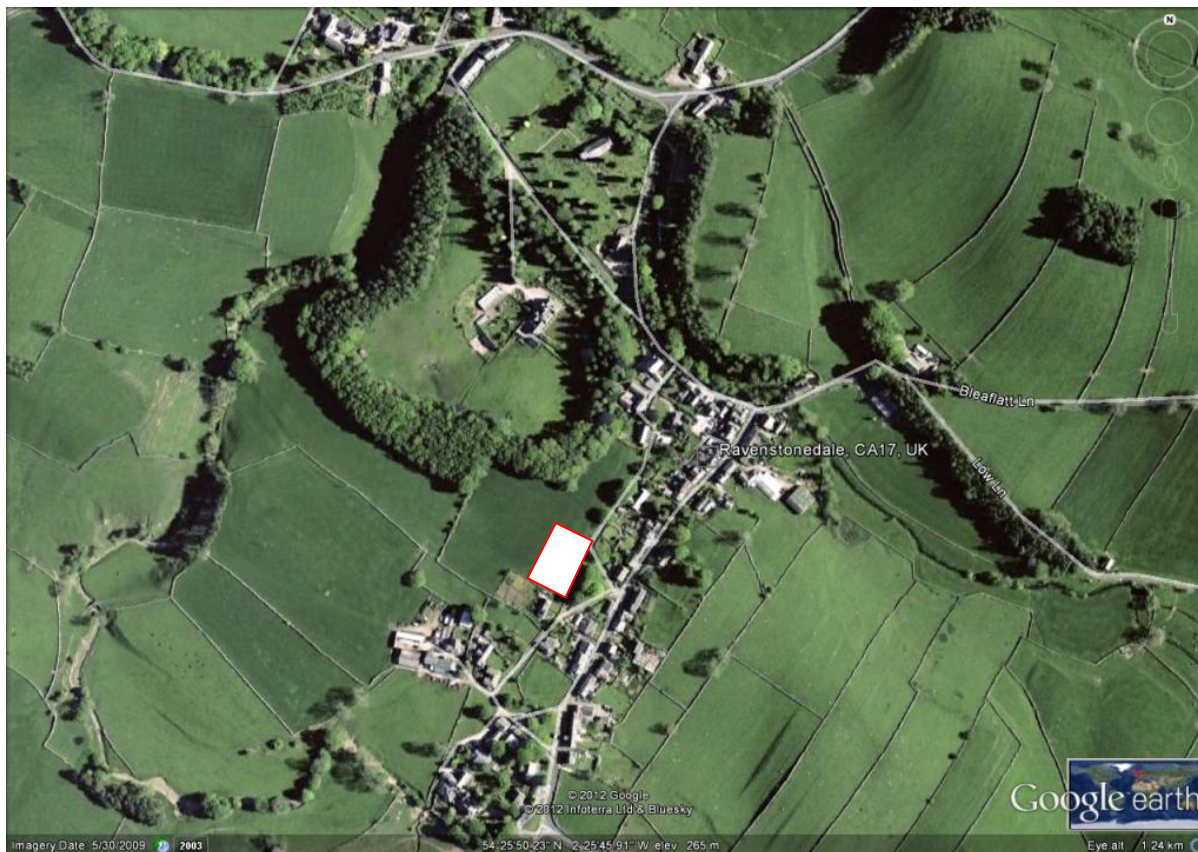
(Sources: Office of National Statistics, Census 2011, Council Tax Data, CACI)

Map showing sites in Ravenstonedale

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



LRA1 - Land behind Stonethwaite House, Ravenstonedale



LRA1 - Land behind Stonethwaite House, Ravenstonedale

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|--|--|
| Is this site proposed for development? | No |
| Size | 0.24 hectares |
| Potential Number of Houses | 7 |
| Brownfield? | No |
| Description | <p>(Note this site was called 'Land adjacent to Little Close' in the Issues and Options document and SHLAA. The name has been changed to avoid confusion with LRA3).</p> <p>The site is greenfield. The site slopes slightly, but it is not anticipated that this would affect development. There is an existing access to the site via a narrow track- upgrades would be required and no visibility splays have been conducted. A Public Right of Way runs along the western boundary of the site.</p> <p>Neighbouring uses are residential and open fields. The site is within the centre of the village and is of a scale that would not be discordant with the character and setting of the village.</p> |
| Is the site suitable? | The site was identified in the SHLAA as suitable and achievable for the development of 7 units. |

| LRA1 - Land behind Stonethwaite House, Ravenstonedale | |
|--|---|
| Is the site available? | The site is currently agricultural; there is no evidence to identify whether it is available. |
| Is the site achievable? | Currently unknown. |
| When will the site be developed? | The site is not proposed for allocation. |
| Issues/Constraints | <p>Positive considerations</p> <ul style="list-style-type: none"> • In keeping with the character and scale of the village. • Allocated in the Local plan for housing and identified in the SHLAA as suitable and achievable for housing development. • No flood risk or contamination issues. • Not within 250m of environmental designations. • Existing access- upgrades needed. <p>Issues to consider</p> <ul style="list-style-type: none"> • Within the Ravenstonedale Conservation Area. |
| Public consultation response | No comments were received. |
| Source/Reason it is proposed | <p>The site was included in the Alternative Sites consultation document.</p> <p>The site was allocated for housing in the Local Plan 1996.</p> <p>The site was identified in the SHLAA as suitable and achievable for the development of 7 units.</p> |

The site has a score of 83% with the higher the score the more preferable the site subject to overcoming issues raised.

LRA2 - Land adjacent Townhead Farm, Ravenstonedale



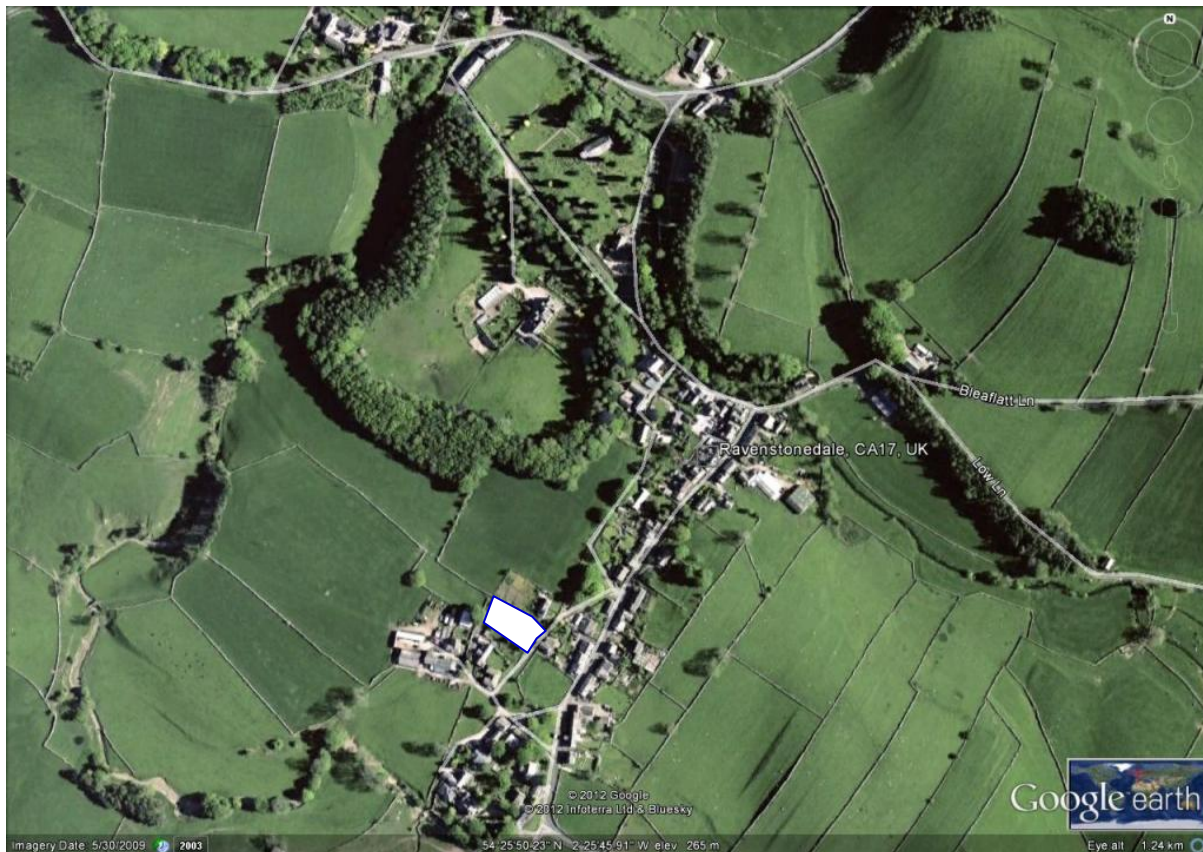
LRA2 - Land adjacent Townhead Farm, Ravenstonedale

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|--|---|
| Is this site proposed for development? | No |
| Size | 0.99 hectares |
| Potential Number of Houses | 30 |
| Brownfield? | No |
| Description | <p>The site is greenfield. It is level to the west and slopes gently towards the village; it is not expected that the topography will affect development of the site. There is an existing access to the site via a very narrow track; therefore there are issues to overcome to allow for development.</p> <p>There is a Public Right of Way running across the eastern part of the site from north to south. Neighbouring uses are residential and open fields. The site is on the edge of the village and is of a discordant scale to the character and pattern of historic development within Ravenstonedale.</p> |
| Is the site suitable? | Currently unknown. |
| Is the site available? | The site is currently agricultural. There is no evidence to suggest whether it is available. |
| Is the site achievable? | Currently unknown. |

| LRA2 - Land adjacent Townhead Farm, Ravenstonedale | |
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| When will the site be developed? | The site is not currently proposed for development. No live / extant residential applications on the site. |
| Issues/Constraints | <p>Positive considerations</p> <ul style="list-style-type: none"> • No contamination issues. • No environmental designations within 250m. • Existing access (with issues to overcome). <p>Issues to consider</p> <ul style="list-style-type: none"> • Over half of the site designated as Amenity Open Space in the Local Plan 1996. • Small part of the site within flood zone 3a. • Discordant in scale and location to the pattern of development within the village. • Within the Ravenstonedale Conservation Area. • Greenfield site. |
| Public consultation response | One neutral comment was made that the site may be at risk of flooding from Scandal Beck and that the Beck may be an important wildlife corridor. |
| 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.

LRA3 - Land adjacent Little Close, Ravenstonedale



| LRA3 - Land adjacent Little Close, Ravenstonedale | |
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| Is this site proposed for development? | Yes |
| Size | 0.12 hectares |
| Potential Number of Houses | 4 |
| Brownfield? | No. |
| Description | <p>The site is greenfield. It is relatively level with no topographical constraints. There is no access to the site at present, but there is evident potential to create an access. A Public Right of Way runs across the western part of the site.</p> <p>The site is an infill site located within the centre of the village. Neighbouring uses are residential and open fields. The site is not discordant in scale and location with the historic pattern of development within Ravenstonedale.</p> |
| Is the site suitable? | Currently unknown. |
| Is the site available? | The site is currently agricultural and there is no evidence to indicate its availability. |
| Is the site achievable? | Currently unknown. |
| When will the site be developed? | 2014-19 |
| Issues/Constraints | <p>Positive considerations</p> <ul style="list-style-type: none"> • Infill site within centre of village and in keeping with character. • No biodiversity issues or environmental designations within 250m. • No flood risk or contamination issues. <p>Issues to consider</p> <ul style="list-style-type: none"> • Within Ravenstonedale Conservation Area. • Greenfield site. • No existing access. • Public Right of Way on 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 77% with the higher the score the more preferable the site subject to overcoming issues raised.

LRA4 - Land opposite High Chapel, Ravenstonedale



LRA4 - Land opposite High Chapel, Ravenstonedale

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| Is this site proposed for development? | No |
| Size | 0.41 hectares |
| Potential Number of Houses | 12 |
| Brownfield? | No |
| Description | <p>The site is greenfield. The site slopes quite steeply to the north; this may have implications to development layout and access. There is no existing access to the site; any access would have to be from a narrow track and would be hindered by the topographical constraints of the site.</p> <p>A Public Right of Way runs along the western boundary of the site. Neighbouring uses are residential and fields. The site is within the centre of the village and its scale would not be discordant with the pattern of development.</p> |
| Is the site suitable? | Currently unknown. |
| Is the site available? | The site is currently agricultural but there is no evidence to indicate its availability. |
| Is the site achievable? | Currently unknown. |

| LRA4 - Land opposite High Chapel, Ravenstonedale | |
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| 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"> • In the centre of the village and in keeping with character. • Not a risk from flooding. • No environmental designations within 250m. <p>Issues to consider</p> <ul style="list-style-type: none"> • Archeological interest in site. • Part designated as Amenity Open Space. • Within Ravenstonedale Conservation Area. • Within close proximity to 2 Listed Buildings. • Topographical constraints. • Access constraints. • Potential contamination as falls within Historic Land Use buffer. |
| Public consultation response | The site has not been previously 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 66% with the higher the score the more preferable the site subject to overcoming issues raised.