

# Stainton

## About Stainton

Stainton is a village in the parish of Dacre, 3 miles west of Penrith on the outskirts of the Lake District National Park. It has many services consisting of a primary school, a pub and a hotel, a village hall, a shop and Post Office and a daily bus service.

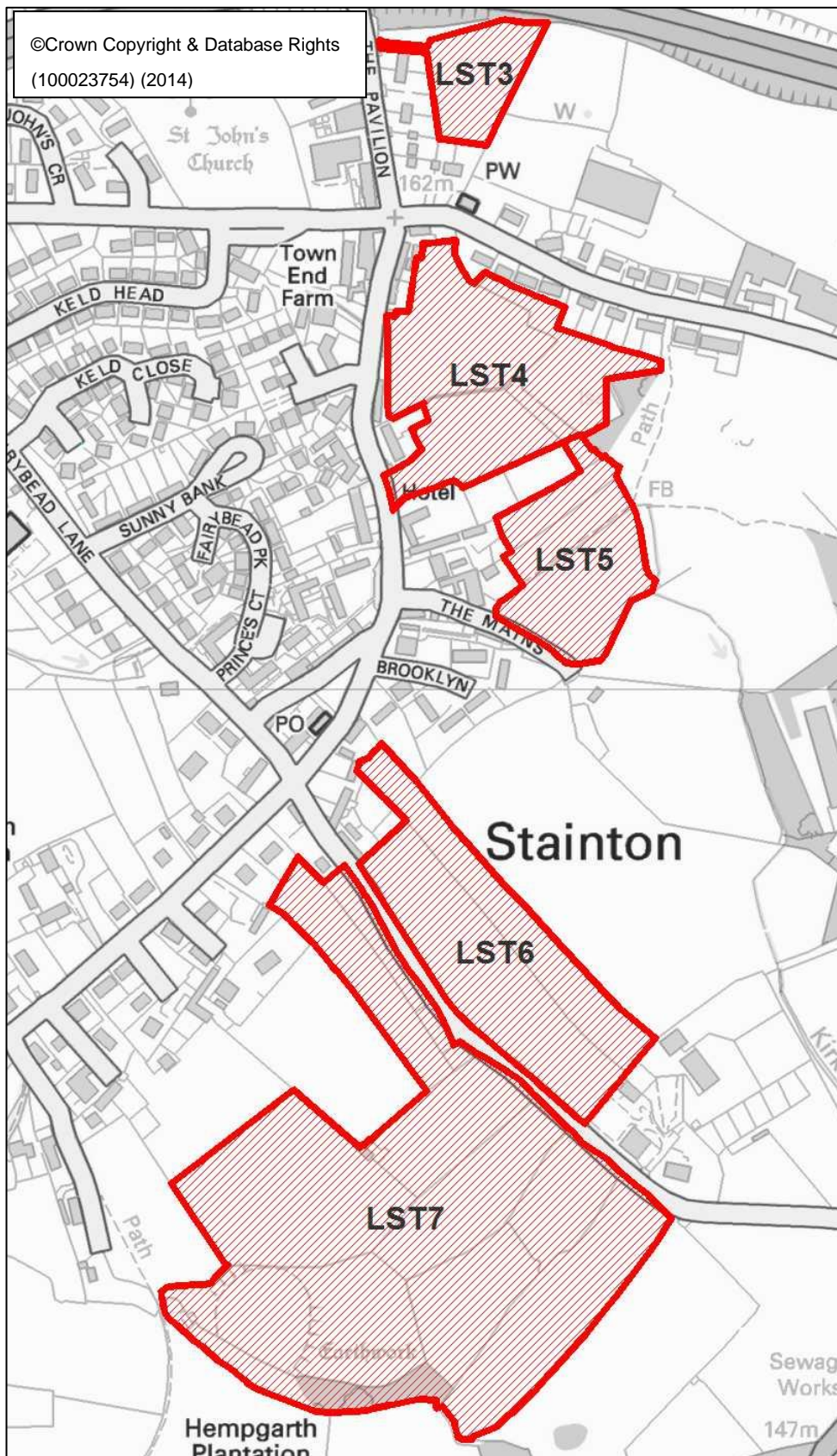
## Key statistics - Dacre Parish

Population at 2011	1,438
% Population change 2001-11	8.2%
Number of dwellings	690
Number of long term empty dwellings 2014	8
Second & holiday homes 2014	50
% Second & holiday homes 2014	7%
Median household income 2012 (ward)	£30,425
Median house price (ward)	£262,702
Median house price to household income ratio	8.6
Lower quartile income to house price ratio	13.0
Affordable housing need	6
Households with no car	53

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

# Map showing sites in Stainton

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



## LST1 - Land to the rear of Thorn Lodge, Stainton

This site has been removed from the process as planning permission has been granted for one dwelling behind Thorn lodge under reference 08/0830. This permission has been implemented and appears to remove the main access to the site. Alternative access may be available from Riseholm. However, given the low density of the area and reduced size of site is it unlikely that the remainder would be suitable for four or more dwellings, which is the minimum site size threshold above which sites are allocated.

## LST2 - Land adjacent Stonybank Top, Stainton

This site was included in the Alternative Sites consultation document but has been removed from the assessment process as it falls below the site size threshold for allocation.

## LST3 - Land behind the Pavilion, Stainton



### LST3 - Land behind the Pavilion, Stainton

Is this site proposed for allocation?	No
Size	0.61 hectares
Potential Number of Houses	18
Brownfield?	No
Description	The site is a greenfield site. Access is level but the site is on split levels and rises steeply towards the road. There is existing access onto the site which is located between the parking area for the adjacent properties and a drive for an individual property. There is a domestic hedgerow behind two



<b>LST3 - Land behind the Pavilion, Stainton</b>	
	<p>of the houses and stone walls around the rest of the site. There are small trees on the boundary behind the houses. There are also trees on the embankment of the A66, within 10m of the site.</p> <p>Neighbouring uses are residential properties and the main A66 to the rear. The site is located outside the settlement of Stainton and the development would extend the settlement into the open countryside.</p>
Is the site suitable?	No. The site was identified within the SHLAA which found “unsuitable due to topographical issues affecting the site and impact on residential amenity.”
Is the site available?	It has been 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.
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><b>Positive considerations</b></p> <ul style="list-style-type: none"> <li>• Site not within flood zones 2 or 3.</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> </ul> <p><b>Issues to consider</b></p> <ul style="list-style-type: none"> <li>• Greenfield site.</li> <li>• Topographical constraints.</li> <li>• Road noise disturbance from the A66.</li> <li>• Located in open countryside.</li> </ul>
Public consultation response	No comments received.
Source/Reason it is proposed	<p>The site was included in the Alternative Sites consultation document.</p> <p>The site was identified within the SHLAA which found “unsuitable due to topographical issues affecting the site and impact on residential amenity.”</p>

The site has a score of 70% with the higher the score the more preferable the site subject to overcoming issues raised.

## LST4 - Land adjacent to Stainton Institute, Stainton



### LST4 - Land adjacent to Stainton Institute, Stainton

Is this site proposed for development?	No
Size	2.35 hectares
Potential Number of Houses	71
Brownfield?	No
Description	<p>The site is a Greenfield site. The site slopes from the road to the centre. There is an existing field access with potential access adjacent to the Brantwood Hotel. A main river runs through the centre of the site. There are a number of trees on the site and boundary although they have limited significance with the most significant being on the adjacent land at Brantwood Hotel.</p> <p>Neighbouring uses are residential properties and fields. The site is located at the edge of the settlement of Stainton and the development would extend the settlement into the open countryside.</p>
Is the site suitable?	The site was identified within the SHLAA which found “suitable for phased development over the plan period subject to adequate service provision and visual impact justification.”

<b>LST4 - Land adjacent to Stainton Institute, Stainton</b>	
Is the site available?	It has been 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.
When will the site be developed?	The site is currently subject to an outline planning application under reference 14/0528 which is under consideration.
Issues/Constraints	<p><b>Positive considerations</b></p> <ul style="list-style-type: none"> <li>• Site not within flood zones 2 or 3.</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>• Outline consent for residential development on part of site.</li> </ul> <p><b>Issues to consider</b></p> <ul style="list-style-type: none"> <li>• Greenfield site.</li> <li>• Topographical constraints.</li> <li>• Potential ecological issues.</li> <li>• Poorly drained site.</li> <li>• Main River runs through centre of site.</li> <li>• Access issues.</li> </ul>
Public consultation response	Two comments were made one in support of the site as a central development opportunity the other commenting that an undeveloped corridor will be needed to Kirk Sike and further ecological investigation.
Source/Reason it is proposed	<p>The site was included in the Alternative Sites consultation document.</p> <p>The site was identified within the SHLAA which found “suitable for phased development over the plan period subject to adequate service provision and visual impact justification.”</p>

The site has a score of 68% with the higher the score the more preferable the site subject to overcoming issues raised.

## LST5 - Land adjacent to Brantwood Hotel, Stainton



### LST5 - Land adjacent to Brantwood Hotel, Stainton

Is this site proposed for development?	No
Size	1.36 hectares
Potential Number of Houses	41
Brownfield?	No
Description	<p>The site is a greenfield site. The site is sloping and has varied levels therefore there are topographical constraints to overcome. There is existing access onto the site through the farm which is not part of this proposal. There is a Public Right of Way across the site. There are a number of trees on the site and the boundary although they have limited significance with the most significant being on the adjacent land at Brantwood Hotel.</p> <p>A main river runs across the bottom of the site. Neighbouring uses are agricultural fields and residential properties. The site is located at the edge of the settlement of Stainton and the development would extend the settlement into the open countryside and not reflect the settlement pattern.</p>
Is the site suitable?	The site was identified within the SHLAA which found “unsuitable due to lack of access and unacceptable development into countryside.”



<b>LST5 - Land adjacent to Brantwood Hotel, Stainton</b>	
Is the site available?	It has been 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.
When will the site be developed?	The site is not currently proposed for development. No extant or live permissions on the site.
Issues/Constraints	<p><b>Positive considerations</b></p> <ul style="list-style-type: none"> <li>• Site not within flood zones 2 or 3.</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> </ul> <p><b>Issues to consider</b></p> <ul style="list-style-type: none"> <li>• Greenfield site.</li> <li>• Topographical constraints.</li> <li>• Potential ecological issues.</li> <li>• Parts of sites poorly drained.</li> <li>• Main river runs along edge of site.</li> <li>• Access issues.</li> <li>• Extends the settlement.</li> </ul>
Public consultation response	Again a neutral comment was received in relation to Kirk Sike and the need for appropriate corridors of undeveloped land. .
Source/Reason it is proposed	The site was included in the Alternative Sites document.

The site has a score of 66% with the higher the score the more preferable the site subject to overcoming issues raised.



## LST6 - Land adjacent to Walnut House, Stainton



### LST6 - Land adjacent to Walnut House, Stainton

Is this site proposed for development?	No
Size	2.48 hectares
Potential Number of Houses	74
Brownfield?	No.
Description	<p>The site is a greenfield site. The site is reasonably level. There is existing access onto the site (field access) but potential to create additional or improved access long road frontage. There are hedgerows on the site along the road boundary. There are a number of trees on the site and boundary although they have limited significance with the most significant being on the adjacent land LST7.</p> <p>Neighbouring uses are agricultural fields and residential properties. The site is located outside of the settlement within the open countryside. The development of the site would not respect the settlement pattern.</p>
Is the site suitable?	The site was identified within the SHLAA which was excluded due to "poorly related and extends beyond physical settlement boundary."

<b>LST6 - Land adjacent to Walnut House, Stainton</b>	
Is the site available?	It has been 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.
When will the site be developed?	The site is not currently proposed for development. No extant or live permissions on the site.
Issues/Constraints	<p><b>Positive considerations</b></p> <ul style="list-style-type: none"> <li>• Site not within flood zones 2 or 3.</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>• Greenfield site.</li> <li>• Access issues.</li> <li>• Open countryside location.</li> <li>• Impact on setting of adjacent listed buildings.</li> </ul>
Public consultation response	No comments received.
Source/Reason it is proposed	The site was included in the Alternative Sites consultation document.

The site has a score of 68% with the higher the score the more preferable the site subject to overcoming issues raised.

### **LST7 - Land to the south of Inglenook, Stainton**



<b>LST7 - Land to the south of Inglenook, Stainton</b>	
Is this site proposed for development?	No
Size	8.49 hectares
Potential Number of Houses	255
Brownfield?	No
Description	<p>The site is a green field site. The site is undulating with a small parcel of the site being level near Inglenook; therefore there are topographical constraints to address. There is existing access onto the site (field access) but also potential to create additional or improved access long road frontage. There is a Public Right of Way which passes the west corner of the site.</p> <p>There are hedgerows on the site along the boundary. There are a number of trees on the site and boundary that are of significance in the contribution they make to the wider area. Neighbouring uses are agricultural fields and residential properties. The site is located outside of the settlement within the open countryside. The development of the site would not respect the settlement pattern.</p>
Is the site suitable?	The site was identified within the SHLAA which was excluded due to “poorly related and extends beyond physical settlement boundary.”
Is the site available?	It has been 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.
When will the site be developed?	The site is not currently proposed for development. No extant or live permissions on the site.
Issues/Constraints	<p><b>Positive considerations</b></p> <ul style="list-style-type: none"> <li>• Site not within flood zones 2 or 3.</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>• Greenfield site.</li> <li>• Access issues.</li> <li>• Open countryside location.</li> <li>• Scale and form not in keeping with settlement.</li> <li>• Impact on setting of adjacent listed buildings.</li> </ul>



**LST7 - Land to the south of Inglebrook, Stainton**

Public consultation response

One comment received as the site is potentially archeologically significant.

Source/Reason it is proposed

The site was included in the Alternative Sites consultation document.

The site has a score of 68% with the higher the score the more preferable the site subject to overcoming issues raised.