

Yanwath

About Yanwath

Yanwath lies on the B5320 road to Pooley Bridge, 2.5 miles south west of Penrith. The boundaries are partially marked by the Rivers Eamont and Lowther. The village has a primary school, pub and bus service once a week and on school days. There is also a holiday lodge park. Half a mile north-west of Yanwath, Yanwath Hall is a fortified tower and hall house built in the early to mid 15th century.

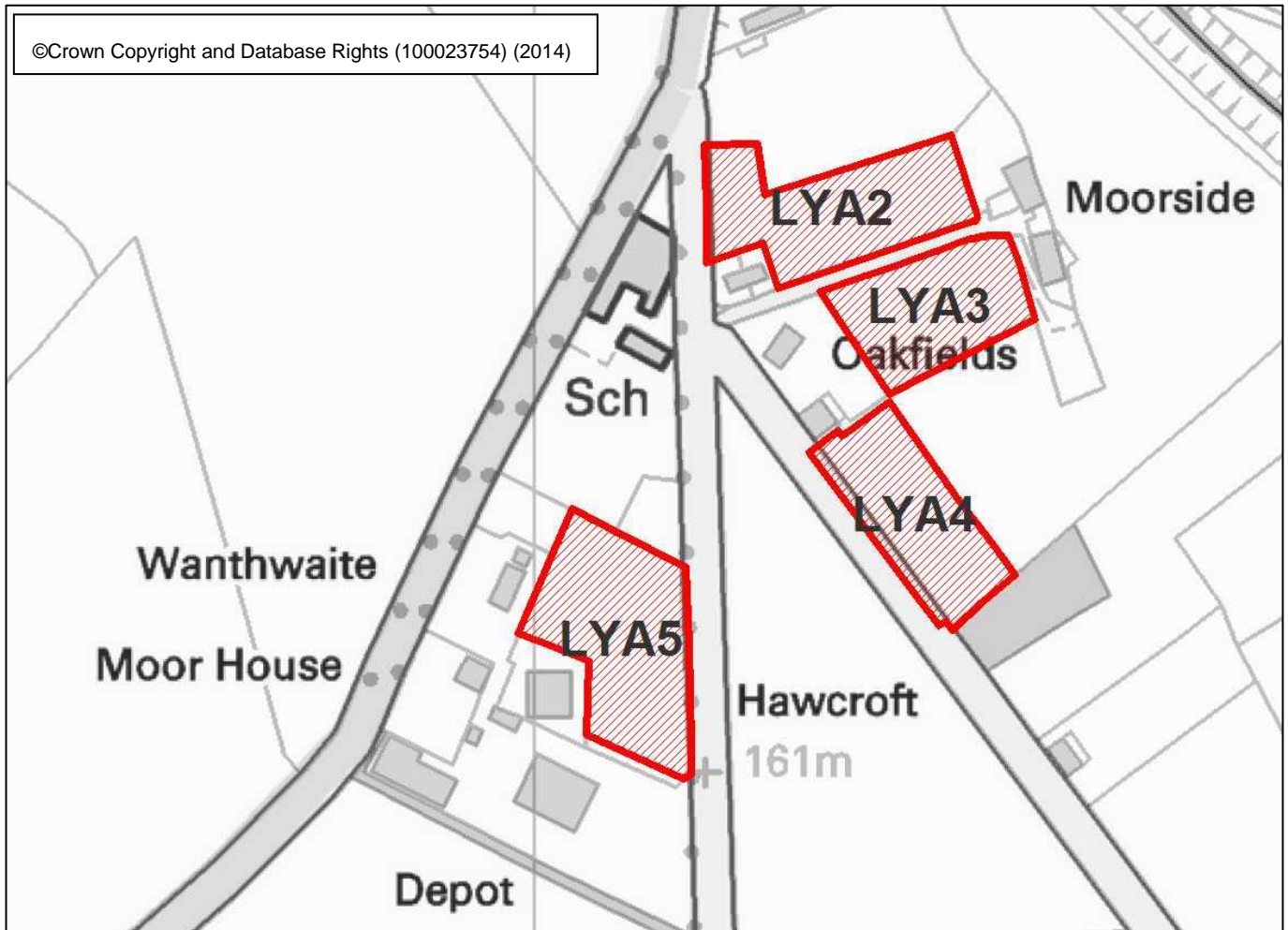
Key statistics - Yanwath and Eamont Bridge Parish

Population at 2011	535
% Population change 2001-11	12.9%
Number of dwellings	281
Number of long term empty dwellings 2014	4
Second & holiday homes 2014	37
% Second & holiday homes 2014	13%
Median household income 2012 (Eamont ward)	£28,828
Median house price (Eamont ward)	£196,780
Median house price to household income ratio (Eamont ward)	6.8
Lower quartile income to house price ratio	10.9
Affordable housing need	0
Households with no car	26

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

Map showing sites in Yanwath

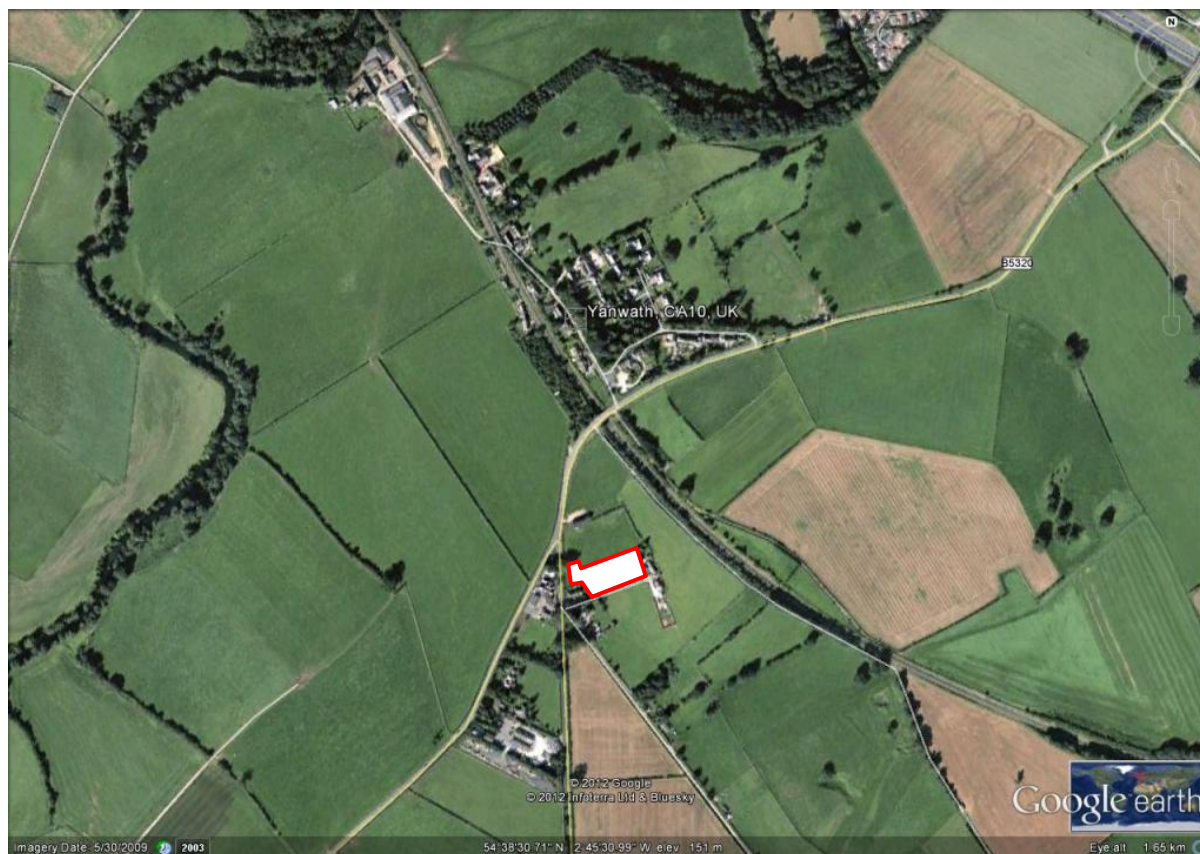
	Blue boundary - Preferred sites proposed for allocation
	Red boundary - Sites assessed and not proposed for allocation



LYA1 - Land adjacent depot, Yanwath

This has been removed from consideration as the land owners have expressed that they do not wish the site to be developed.

LYA2 - Land Northwest of Oakfields, Yanwath



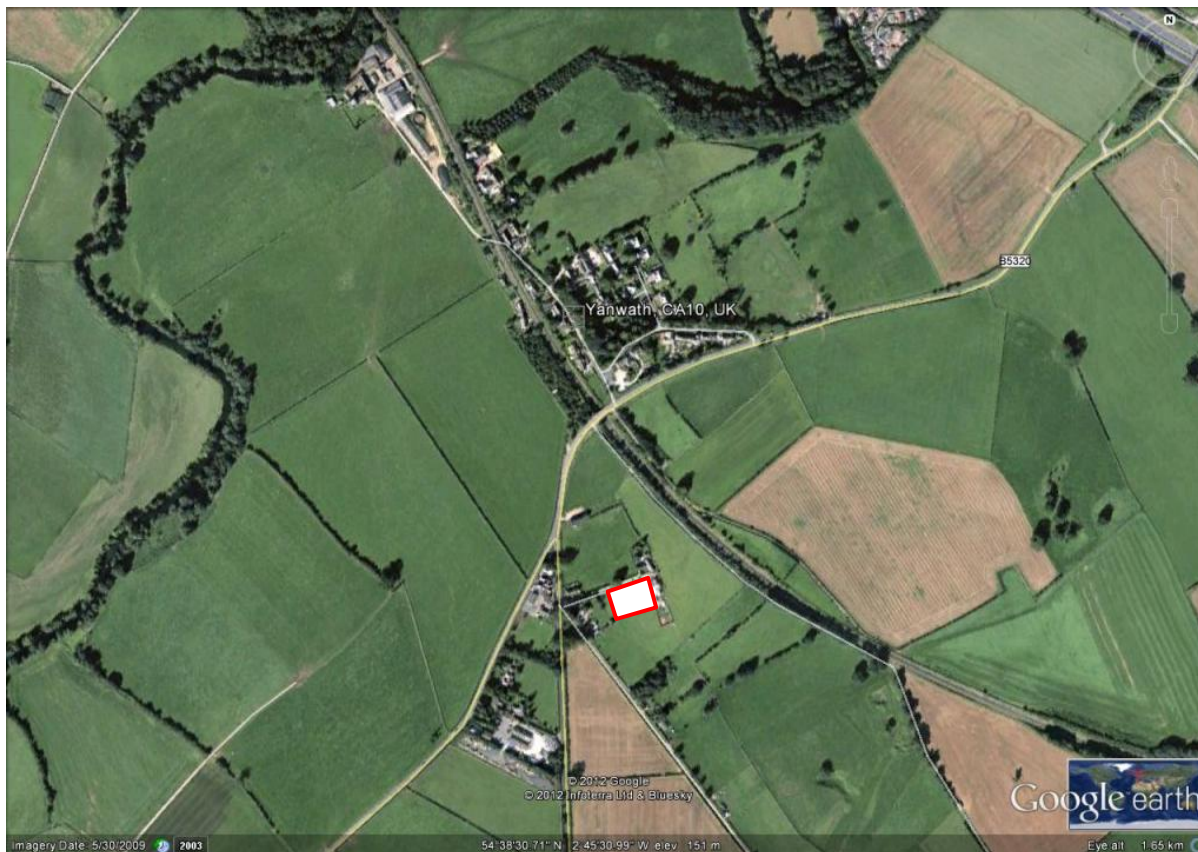
LYA2 - Land Northwest of Oakfields, Yanwath

Is this site proposed for development?	No
Size	0.40 hectares
Potential Number of Houses	12
Brownfield?	No
Description	<p>This is a greenfield site. It is slightly undulating but not to an extent to cause any topographical constraints, and there is level access from the road. The site is at a lower level than the private access lane leading to Moorside houses. There is an existing access which serves the field opposite the school / recycling centre. There are hedgerows around the boundaries of the field, and two mature hedgerow trees, one located on the southern boundary and one on the western boundary. The western boundary tree is displaying significant decay.</p> <p>Neighbouring uses are agricultural fields with sporadic residential properties. Yanwath has two settlement areas, the first located around the public house and the second around the school with a large area of housing located to the south of the school area. The site is located at the edge of the second area within the open countryside.</p>
Is the site suitable?	Currently unknown.

LYA2 - Land Northwest of Oakfields, Yanwath	
Is the site available?	The site appears to be utilised for grazing and therefore any agricultural tenancies would need to be terminated to allow the site to become available.
Is the site achievable?	Currently unknown.
When will the site be developed?	The site is currently not proposed for development. No live / extant residential applications on the site.
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • No topographical constraints. • Site not within flood zones 2 or 3. • Served by current acceptable access. • 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. • Located within open countryside. • Potential for road, rail and pollution issues.
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 70% with the higher the score the more preferable the site subject to overcoming issues raised.

LYA3 - Land West of Oakfields, Yanwath



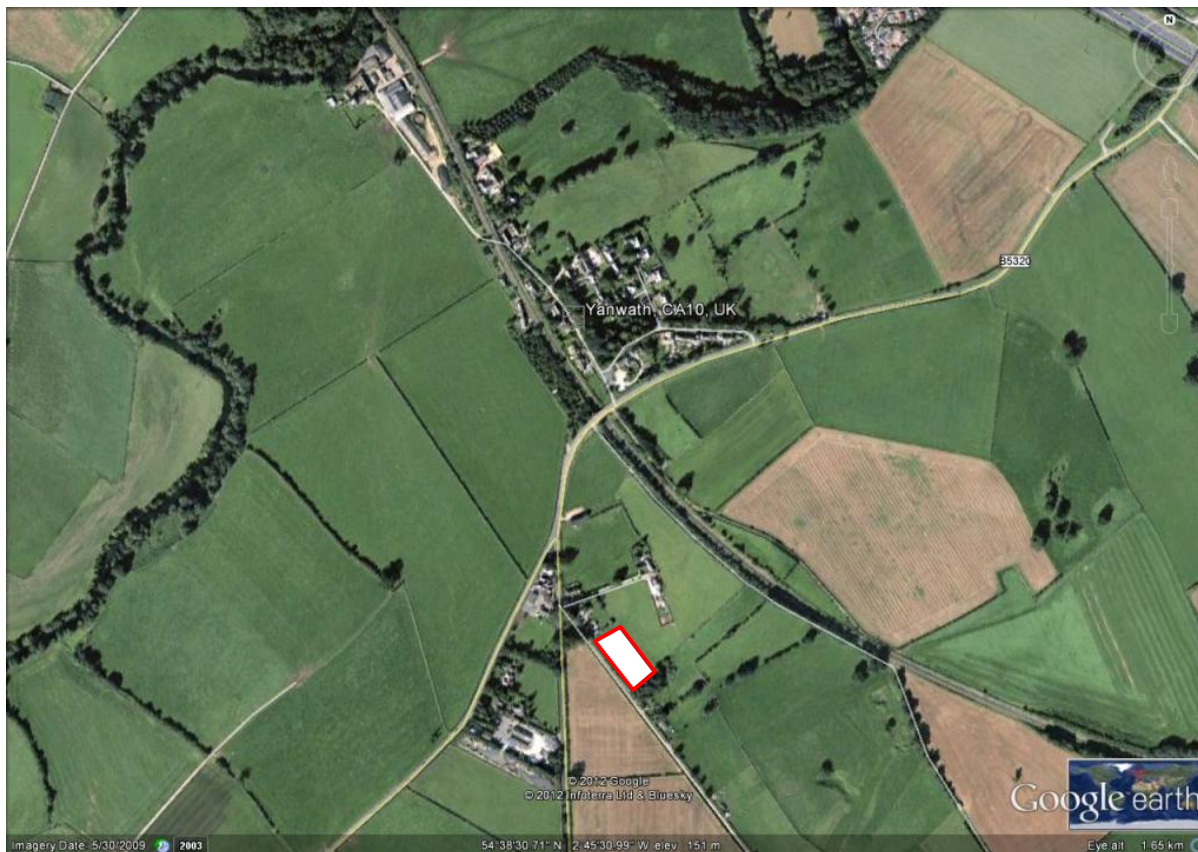
LYA3 - Land West of Oakfields, Yanwath

Is this site proposed for development?	No
Size	0.31 hectares
Potential Number of Houses	9
Brownfield?	No
Description	<p>The site is a greenfield site. It is slightly undulating and slopes from east and west towards the centre. There is an existing level access which serves the field, which would need to be widened; however there is potential along the frontage. There are hedgerows around the boundaries of the field, but no trees on site. Neighbouring uses are agricultural fields with sporadic residential properties. Yanwath has two settlement areas, the first located around the public house and the second around the school with a large area of housing located to the south of the school group. The site is located at the edge of the second group within the open countryside. The properties of Moorside face the site and have their primary windows looking onto the site. Any development would have to respect the required distances to maintain privacy towards these existing properties.</p>
Is the site suitable?	Currently unknown.

LYA3 - Land West of Oakfields, Yanwath	
Is the site available?	The site appears to be utilised for grazing and therefore any agricultural tenancies would need to be terminated to allow the site to become available.
Is the site achievable?	Currently unknown.
When will the site be developed?	No live / extant residential applications on the site.
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • No topographical constraints. • 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"> • Within open countryside. • Potential for road, rail pollution issues. • Access improvements required.
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 70% with the higher the score the more preferable the site subject to overcoming issues raised.

LYA4 - Land South of Oakfields, Yanwath



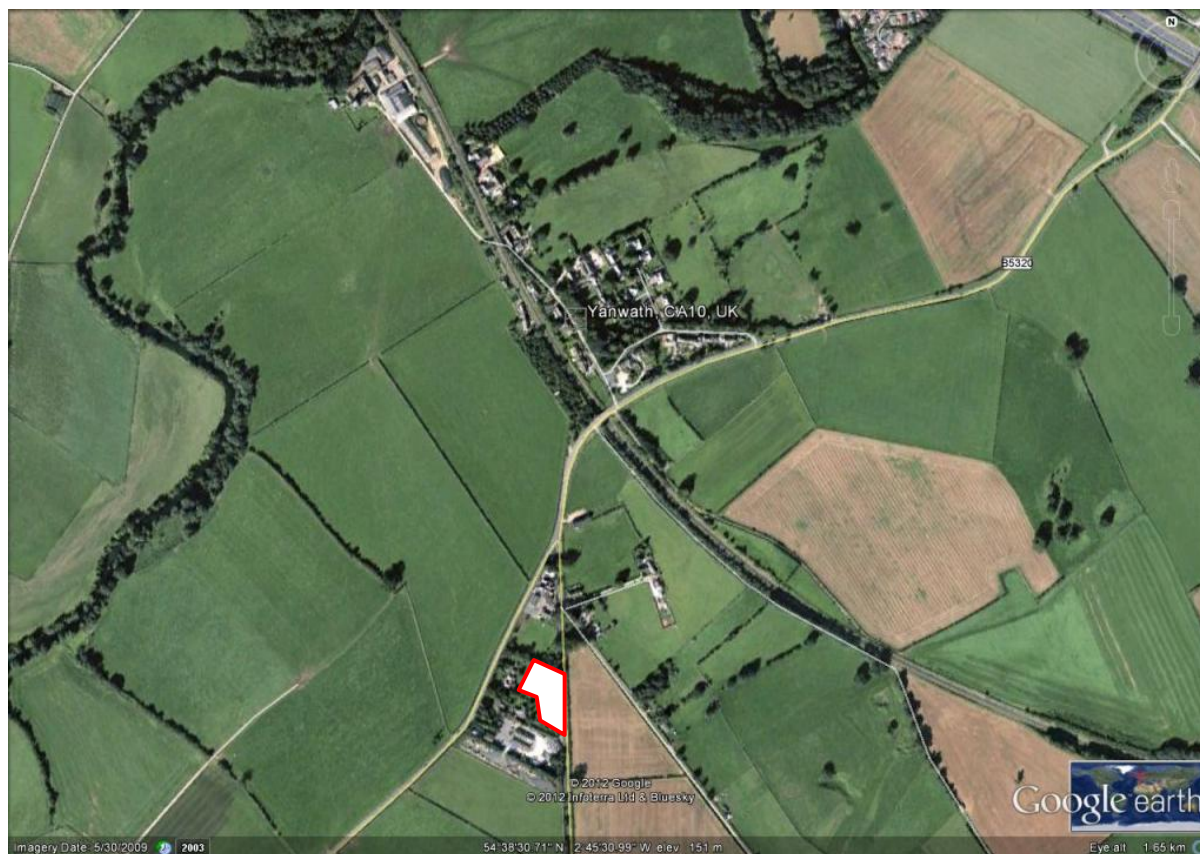
LYA4 - Land South of Oakfields, Yanwath

Is this site proposed for development?	No
Size	0.33 hectares
Potential Number of Houses	10
Brownfield?	No
Description	<p>This is a greenfield site. It is level with no topographical constraints. There is an existing access through Oaklands with no direct access onto the lane. Although due to the straight lane there is potential to create a direct access to the lane with suitable visibility splays. There are a number of trees on the adjacent site which would need to be considered during any application to ensure their retention.</p> <p>Neighbouring uses are agricultural fields with sporadic residential properties. Yanwath has two settlement areas, the first located around the public house and the second around the school with a large area of housing located to the south of the school group. The site is located at the edge of the second group within the open countryside.</p>
Is the site suitable?	Currently unknown.

LYA4 - Land South of Oakfields, Yanwath	
Is the site available?	It is understood that there is an intention of the owner / developer to bring the site forward. The site appears to be utilised for grazing and therefore any agricultural tenancies would need to be terminated to allow the site to become available.
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>Positive considerations</p> <ul style="list-style-type: none"> • No topographical constraints. • 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"> • Within open countryside. • Access improvements required. • Significant trees on adjacent site.
Public consultation response	The site has not been previously subject to consultation.
Source/Reason it is proposed	The site was 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.

LYA5 - Land adjacent School, Yanwath



LYA5 - Land adjacent School, Yanwath

Is this site proposed for development?	No
Size	0.45 hectares
Potential Number of Houses	14
Brownfield?	No
Description	<p>The site is a greenfield site. It is a level site with no topographical constraints. There is an existing field access located adjacent to the sign for the school. There is a hedgerow on the boundary adjacent the road. Neighbouring uses are agricultural fields with sporadic residential properties.</p> <p>Yanwath has two settlement areas, the first located around the public house and the second around the school with a large area of housing located to the south of the school group. The site is located adjacent to the school playing field. This land is the only potential land available for school expansion if this was required in the future.</p>
Is the site suitable?	Currently unknown.

LYA5 - Land adjacent School, Yanwath	
Is the site available?	It is understood that there is an intention of the owner / developer to bring the site forward. The site appears to be utilised for grazing and therefore any agricultural tenancies would need to be terminated to allow the site to become available.
Is the site achievable?	Currently unknown.
When will the site be developed?	No live / extant residential applications on the site.
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • No topographical constraints. • 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. • Located within open countryside. • Potential road, rail noise and pollution issue.
Public consultation response	The site has not been previously subject to consultation.
Source/Reason it is proposed	The site has been put forward for assessment.

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