



The Carlisle District Local Plan 2015-2030

Rural Masterplanning



Images courtesy of Andrew Paterson, D&H Photographers and Jason Friend

SETTLEMENTS

Brampton

Burgh by Sands

Castle Carrock

Cummersdale

Cumwhinton

Dalston

Gilsland

Great Corby

Great Orton

Hallbankgate

Hayton

Heads Nook

Houghton

Irhtington

Longtown

Raughton Head

Rockcliffe

Scotby

Smithfield

Thurstonfield

Warwick Bridge

Wetheral

BRAMPTON

Detailed assessment of Hadrian's Wall Buffer Zone and impact on Brampton Ridge

Protect openness and visibility of Brampton Ridge and Motte

No development to creep onto high ground

Development not to encroach northwards into the Irthing Valley

Some potential on good ground level but edge treatment and approach to town require detailed assessment and skilful design

Development on or south of shallow ridge likely to impact visually over a large area and impair skyline of town

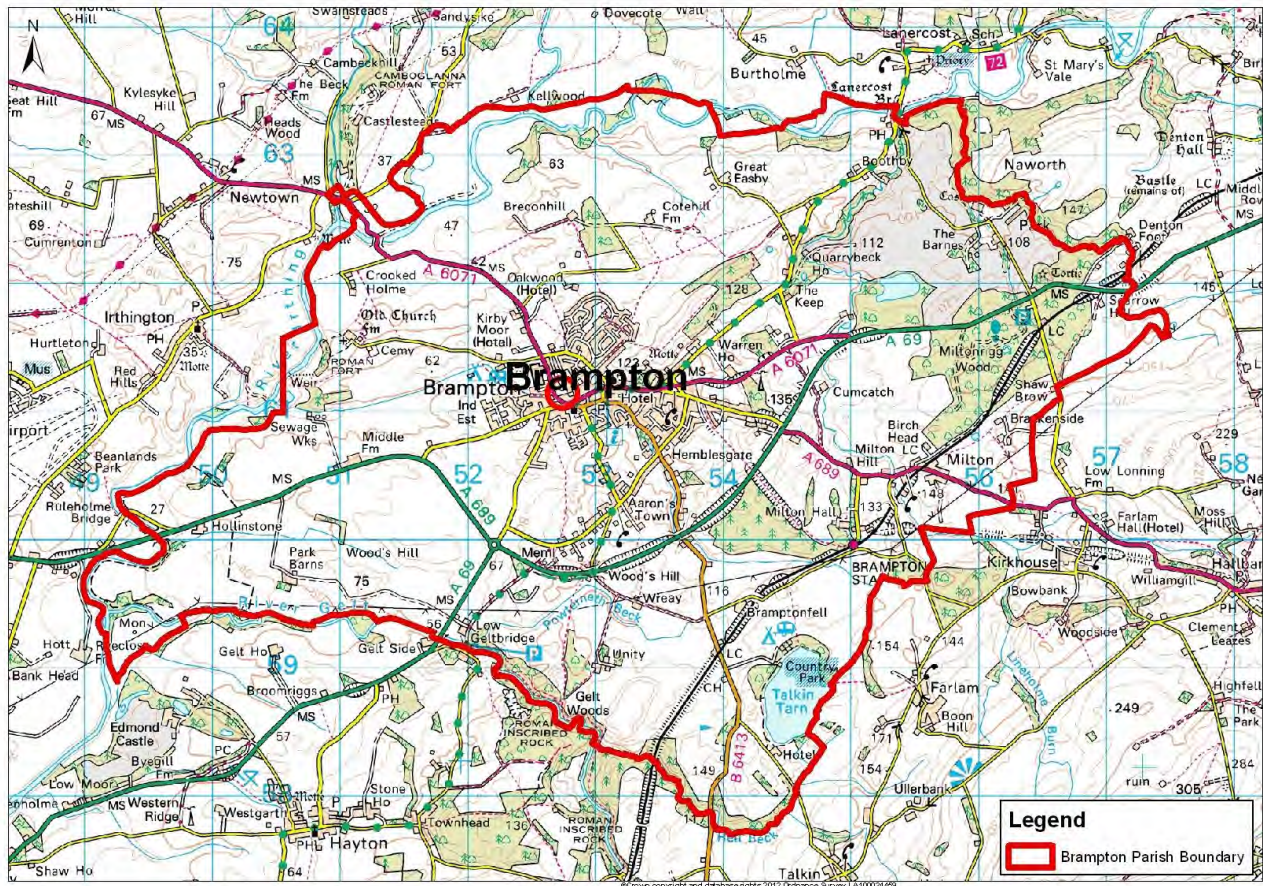
Detailed assessment of accessibility and visibility of high ground likely to limit opportunities

- Settlement Boundary
- Scheduled and Other Nationally Important Ancient Monuments
- Landscape of County Importance
- LE16 Historic Structures and Local Listings
- Frontage Improvement Areas
- Primary Retail Frontage
- SSSI
- River Floodplains
- SAC
- SPA
- Conservation Areas
- Hadrians Wall Military Zone World Heritage Site Buffer Zone
- Primary Leisure Areas
- Amenity Open Space
- Primary Employment Areas
- Primary Retail Area
- Land Allocated for Employment Development
- Primary Residential Areas
- Land Allocated for Residential Development
- Urban Fringe Landscape
- Education Health and other Community Uses
- No. of residents identifying area for possible residential expansion
- No. of residents identifying area for possible residential expansion
- Car Park for workers

NUMBER AND ARROW IDENTIFIES ORIENTATION OF PHOTOGRAPH IN SETTLEMENT PROFILE. MAP CONTAINS CABE (THE COMMISSION FOR ARCHITECTURE AND THE BUILT ENVIRONMENT) COMMENTS. THIS MAP IS TAKEN FROM THE CARLISLE LOCAL PLAN 2001 - 2016. IT WILL BE UPDATED IN LINE WITH THE NEW LOCAL PLAN IN DUE COURSE.

BRAMPTON

Figure 1: Location of Brampton



Settlement Profile:**Strategic position**

Brampton is situated a little over 10 miles east of Carlisle at the junction of several strategic roads, including the A69, A689, A6071 and B6413. It is an important market town and service centre for a wide rural hinterland between Carlisle and the North Pennine foothills. It is also served by rail connection to Carlisle and Newcastle. The station is on the outskirts of the town with no public transport to and from the centre. The service is limited as not all trains stop at Brampton Station. Brampton town centre is served by the hourly Newcastle/Carlisle service. It is a vibrant town and is a stopping place of choice for some travellers.

General description of settlement

This bustling market town has a very distinctive historic character with a particularly well defined urban core with good quality buildings enclosing an attractively laid out market place. The older buildings in the town are concentrated around this core, with fewer more isolated terraces of houses and institutional buildings further out, and these are generally built in either the local sandstone or finished in stucco or render, the market area comprising of a pleasing mix of these materials. More recent development has relied much more on a mixture of red brick with varying amounts of render.

The town has a long and interesting history with strong border associations, especially with its proximity to Hadrian's Wall. There is a medieval motte on top of a natural ridge at the north eastern edge of the town with panoramic views over the Irthing Valley and the town. There are historic churches and the very distinctive Moot Hall in the market place.

Residential development surrounds the town centre but there is a diverse commercial economy with a good range of services in the centre and a sizeable industrial estate on the western edge. Beyond the built up area farming is successful with a mixture of arable and livestock.

Schooling is provided in the town for both primary and secondary levels, both schools enjoying excellent reputations.

Topographical and landscape context

Sitting below and to the west of the foothills of the North Pennines, Brampton is spread over undulating ground with several distinct ridges and mounds rising above the town centre. Principal of these is the Brampton Ridge coming into the town from the north east, with lesser high points at Jocks Hill and Paving Brow to the east and south respectively.

The ground falls away sharply to the north of Brampton Ridge to the plain of the Irthing Valley and that low land wraps around the south west, where the A689 main road now leaves its former route to by-pass the town on its south side. Land climbs fairly steeply to the east and eventually reaches the elevated North Pennines plateau around Hallbankgate.

These topographical variations are accompanied by marked changes in vegetation cover, with arable farming more evident on the lower ground, with trees mainly in

hedgerows, and a mixture of grassland and woodland on the higher ground. The smaller ridges and mounds are also often topped by stands of trees.

Biodiversity

The topographical variations described above contribute to a fairly diverse ecology over the wider area but the town itself is less fortunate, mainly because there is no significant watercourse or body of water or wetland. However, there is a degree of interest in the tree cover and varying regimes of grassland management contribute to some diversity, plus private gardens and churchyards etc. also play a part.

Tourist features/context

Tourism is extremely important to Brampton, partly for the places of interest in the town itself but more especially its proximity to Hadrian's Wall, for which Brampton is the main centre. It is also extremely well situated for general touring of the area with good access to outdoor recreation and visitor attractions such as Talkin Tarn, Lanercost Priory and an RSPB reserve.

St Martin's Church was built in 1878 to replace an earlier one on the same site, which had been erected in 1789. The present church is a splendid example of the work of the Pre-Raphaelites. This is the only church built by the architect Philip Webb and is adorned by a set of stained glass windows designed by Sir Edward Burne-Jones and manufactured by William Morris. The involvement of such prestigious craftsmen was due to the keen interest and patronage of the Howard family at nearby Naworth Castle.

There is good provision of visitor accommodation on offer although not all are registered with the Tourist Information Centre in Brampton. Some of the B&B accommodation is excellent.

Settlement services and facilities

As the principal market town after Carlisle itself and the only significant service centre between Carlisle and the open North Pennines countryside to the east, Brampton is clearly relied upon by a very large hinterland. The important and successful schooling role and a good range of banking and commercial services suggest that its role as market town is secure.

Unfortunately, the location of the town's railway station, which is outside the town itself, reduces the number of passengers who might use it if it were more central.

CABE¹ comments on scope for new development

In common with many other historic towns Brampton's attractiveness is likely to impede strategic development. A very substantial area of the town is covered by Conservation Area status and ancient monuments impose further constraints. Proximity to Hadrian's Wall carries unique considerations and the attractive, rolling topography complicates matters even more. All of these factors can be expected to generate controversy, so areas identified on the accompanying map can only be regarded as worthy of more detailed and professional assessment before development can be endorsed. However, potential is not ruled out and the more influential factors are highlighted, especially topographical boundaries that should be carefully observed.

Critical considerations include the high points, where summit development would radically change the character of the town from that of nestling into hollows. The lip of the valley where ground begins to fall towards the River Irthing should also define

an edge: encroachment over this lip would take the town's influence into another spatial cell and greatly extend its visibility.

The A689/69 by-pass road is partially in a cutting and so offers a useful envelope, within which development can still be accommodated without serious impact to the south, especially with careful treatment of the leading edge of development. Where the road is elevated the town can already be seen by passing motorists, so further extension will not radically change its perception provided the edge is sensitively softened and undeveloped higher ground is still visible within and beyond the town.

The economic profile of the town may require further expansion and these would most logically be located close to the existing estate and to the A689 junction at the western edge of Brampton. Care should be taken to ensure high quality of design in the detail of this important gateway, which is already let down by current treatment.

Development of the town's footprint to date has produced numerous 'cavities', mainly resulting from ribbon development joining up and leaving land-locked parcels that lose their agricultural viability, but also because gradients have made building expensive. As pressure on land increases the economics will gradually become less of a constraint and sloping sites are capable of producing the most memorable design solutions, especially if distinctive landscape features are respected and celebrated.

The land-locked green spaces have important biodiversity and aesthetic benefits for the town but most do not afford usable recreational space. If they are eventually in-filled there will be a need for strategic analysis of the green space resource, which ought to include opening up to public access some currently private spaces and also reviewing existing spaces such as The Sands, which may work better spatially with more built enclosure, but community engagement will be essential as part of such a contentious initiative.

¹ Commission for Architecture and the Built Environment (CABE)

Community Consultation

A meeting with members of Brampton Parish Council was held on the 22 March 2013. In addition, a leaflet was distributed to all households with the BIG magazine. There was a low rate of response with 37 respondents to the request for comments on the potential for development in and around Brampton. A summary of the comments made is given below. This is qualitative information from a small number of residents.

Thirty three respondents were positive about some development and identified areas for residential and industrial developments, indicative areas are marked on the settlement profile map.

Some of the general comments made:

- Preserve the 'ambience'/character of Brampton as a market town including vistas on entry/exit, visible highlights, an obvious town centre;
- Before allocating more land for housing, sound justification for scale of need is required that is based on realistic projections of economic and population projections;
- Needs significant element of planning;
- Desperate need of more, improved sports facilities ie swimming pool, tennis courts, sports hall to improve health, give young people a place to go and generate income;

- Allow space for recreational facilities/green space;
- No need to develop confined spaces, increasing the risk of tension and road related incidents;
- Don't allow any high density infill;
- Create buffer zones between existing and new housing;
- More development should be accompanied by improved infrastructure including retail, schools, doctors, litter and dog waste bins;
- Need for affordable housing for family members and market family housing;
- Commercial development should be in tandem with housing development;
- Concentrate industrial development in one area;
- Limit encroachment on open countryside;
- Sites should be close to schools, flat landscapes, easy walking access to town and easy linkages to other developments; and
- Facilitate an open, public dialogue at every stage of making this master plan.

Location specific comments included:

- Play ground at Irthing Park Estate should be moved onto school grounds allowing for development of the existing play area land;
- Northwest (behind Howard Rd) - Ease of access generally and access to schools;
- Frontage improvement outside co-op needed and improvements to Weaver's Cottages, Craw Hall;
- Existing sites which have been bought by developers but not developed should be completed first before other sites are considered;
- Given that most are employed in Carlisle, it makes sense to develop west of Brampton, this would also be convenient for other employers including the airport and Townfoot Industrial Estate; and
- Workers car park to the north west adjacent to Rosslyn/Garth House;

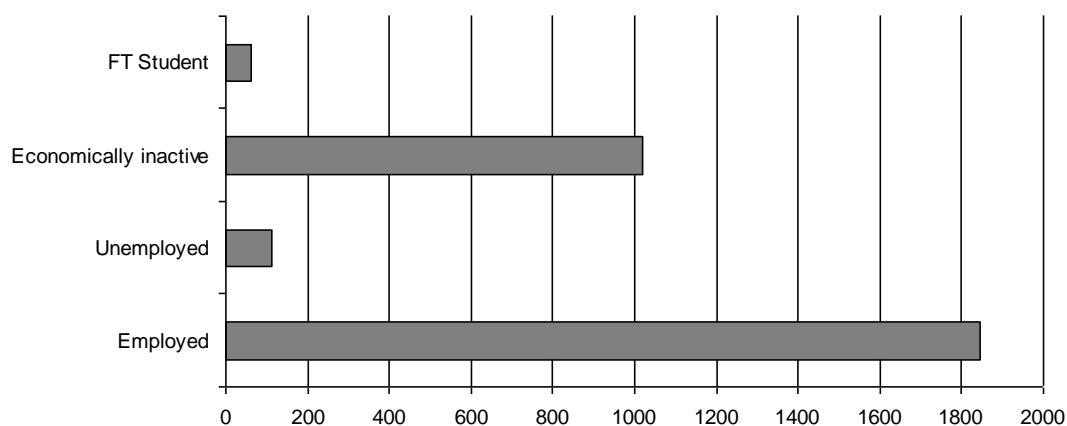
Three respondents expressed concerns about further development of Brampton.

- No need for new housing due to level of properties (including affordable units) for sale according to local estate agents report;
- Present character of Brampton is under threat due to inappropriate design of new developments;
- Becoming a dormitory town would have an adverse effect on the shops;
- Urban fringe area between Crawhall, Paving Brow and Gelt Road could not support further developments due to access through narrow roads;
- Heavy vehicles should be encouraged to use the by-pass;
- Already too big, schools too large and town cannot take more cars; and
- Use brownfield land rather than green agricultural land;
- Don't allow expansion beyond the existing settlement boundary into the open,, high quality landscape to the south and east;
- 'Dandy' very important rural path – don't urbanise it any further;
- 'Well Lonning' very important rural path – maintain rural character throughout its length; and
- Don't infill the intimate/sensitive/hilly, high quality landscapes – land at Paving Brow, The Grange, North View; land north of Tree Road.

Socio-economic picture for Brampton Parish Council¹

Population	4361
All dwellings	2034
Households with residents	1920
Second residence/holiday accommodation	14
Average household size	2.22
Average number of rooms per household	5.44
Owner occupied tenure	1178
Rented from Council or housing association	473
Rented from private landlord	269
Average distance travelled to fixed place of work	17.73 miles

Figure 2 Economic activity aged 16-74²



¹ Sourced from 2001 census data, Office for National Statistics 2010

² Economically inactive includes retired, student, looking after home/family, permanently sick/disabled and other

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² Economically inactive includes retired, student, looking after home/family, permanently sick/disabled and other

Photographs



1. The market place with its distinctive Moot Hall and attractive arrangement of generally good quality buildings make Brampton a worthwhile destination for local services and tourism



2. Unique architecture and street.



3. Land north of Oakwood Park Hotel dips away markedly to the Irthing Valley, where development encroachment would impact significantly on the landscape character and distant viewpoints.



4. Land east of Oakwood Park Hotel falls within the Hadrian's Wall MZ WHS Buffer Zone, which will strictly control any development having an adverse impact on the Wall's setting.



5. Land south of Oakwood Park Hotel is set back from the slope into the Irthing Valley and further shielded by the tree cover around the Hotel.



6. The A689/69 by-pass affords elevated views of the western and southern edge of Brampton before going into cutting further east.



7. Industrial estate should not extend over ridge to the north.



8. Approach to the town from the west.



9. The A69 approach along Elmfield is an important arrival point.



10. Conservation Area controls have secured good quality materials for development on B6413 Tarn Road .



11. Tarn Road becomes derestricted well before its junction with the by-pass.



12. Edmondson Close was completed in May 2012. The former railway line, next to the development is not visible.



13 and 14. The Sands and the open land beyond have been defended as green space for a long time but the built enclosure does not do it full justice. It is important in conserving the openness of Brampton Ridge and the setting of the Motte, seen in the background of picture 14 on the right.



15. The approaches to Brampton along the A6071 (on the left) and 16. The Swirtle (on the right) both drop down from higher ground into the river flood, levelling off at The Sands. This is an extremely sensitive area of transition.



17. The area of urban greenspace south of Moatside (A6071) is in the river flood-plain and an important landscape feature.

Services and facilities: Detailed Information

Information provided by representatives of the Parish Council.

Convenience store

Brampton is a Key Service Centre and as such it has a good variety of local convenience stores including; 2 SPARs, Co-op, newsagents, chemist, butchers, two banks, 2 building societies, estate agents, branch of the county library and a variety of retail outlets.

Post office

Opening Hours: 9.00-17.30 Mon-Friday, 9.00-12.30pm Saturday, Closed Sunday

Community Centre

Brampton Community Centre is on the edge of the town centre. It has three meeting rooms and a large hall. It has a large childcare facility open 7.30-18.00 Mon-Fri. It also has a number of other facilities including gym + sauna, cafe, wooden hut for arts and crafts, Brampton Youth Project etc.

Dimensions of main hall: 16m x 11m **Capacity of main Hall:** 250 **Toilets:** 2
Disabled facilities: Yes **Small meeting room(s):** 3 available **Dimensions of meeting room(s):** no information provided **Capacity of meeting room(s):** 25, 20 and 12 **Car park:** Yes **Number of cars:** 25 **Kitchen:** No **Bar:** Yes **Store room:** Yes
Lobby/entrance: Yes **Stage:** Yes **Sprung floor:** No **Sports marking:** Yes **Hearing loop:** Yes **Ofsted inspected:** Yes **Playground:** Yes **Other facilities:** no information provided **Size of grounds:** Large (Large= more than 1 acre, Medium = ½ to 1 acre Small = less than ½ acre, None = no grounds) **Number of tables:** 30 **Number of chairs:** 300 **Cups and saucers can cater for:** 200 **Plates and cutlery can cater for:** 150 **Additional equipment (e.g. stage lights):** Stage lights, Public Address (PA) system, Over Head Projector (OHP) **Hall age:** 50 years

Church

-St Martins Church (famous church as it was designed by the Pre-Raphaelite architect Philip Webb and contains stained glass designed by Sir Edward Burne-Jones in the William Morris Studio.
 -Bethesda Evangelical Church
 -Brampton United Reformed Church
 -Brampton Methodist Church

Pub

-Howard Arms (pub and Hotel)
 -Conservative Club
 -Scotch Arms (vacant)
 -Shoulder of Mutton
 -Nags Head
 -White Lion (Pub only)
 -Odd Fellow's Arms (vacant)

Primary school

Yes, Brampton Primary School

DfE No: 5203 Name of School: **Brampton Primary School**

Projections	Reception	Planned Admission Numbers	Total Number on Roll	School Net Capacity
Jan-13	35	45	270	308
Jan-14	39	45	273	308
Jan-15	38	45	277	308
Jan-16	45	45	285	308
Jan-17	39	45	279	308

Projections use January 2012 pupil census and August 2011 General Practitioner Record.

Secondary school

Yes, William Howard School. 1600 on school roll. Covers wide rural catchment area.

Public transport – quality and frequency of services

There is one bus per hour between Newcastle <> Hexham <> Haltwhistle <> Brampton <> Warwick Bridge <> Carlisle - route 685 (i.e. uses the A69).
 There are 2 buses per hour between Brampton <> Warwick Bridge <> Carlisle - route 685 (i.e. uses the A69).
 There are also various services between Brampton <> Crosby on Eden <> Carlisle - routes 185, 680 and AD122 (seasonal) (i.e. uses A689).
 There are also a number of bus routes serving the rural which go through Brampton.

Health Services

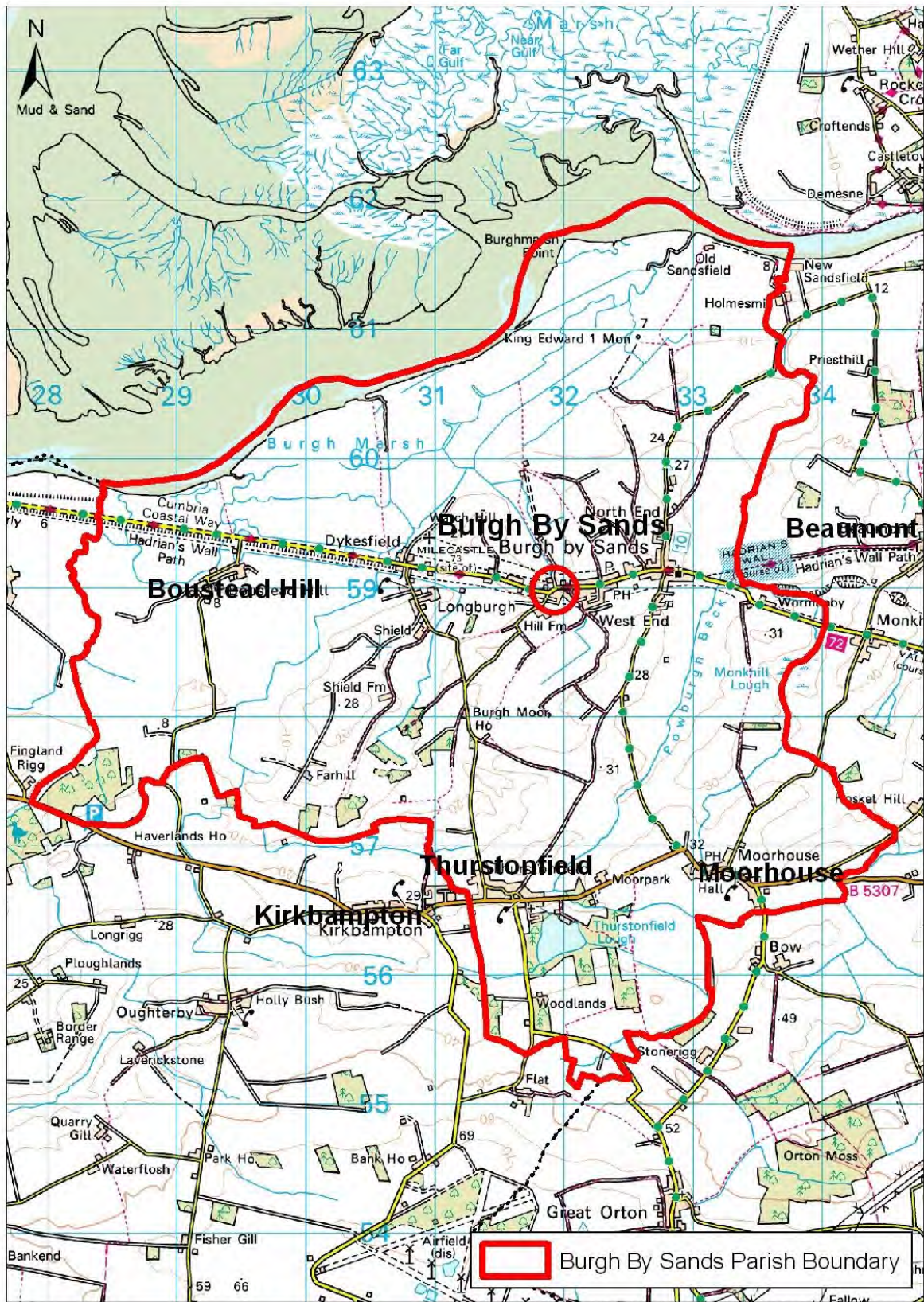
-Brampton Medical Practice. Opening Hours: 8.00-18.30 Mon-Fri, 8.00-11.45 Sat.
 -J Fotheringham's Good Teeth Dental Practice.
 -Hills M. P. & Tweedie A. J. Dental Practice
 - Eric Hagan Opticians
 - Stephen Rowe Opticians.
 - Brampton War Memorial Hospital -
<http://www.cumbriapartnership.nhs.uk/brampton-war-memorial-hospital2.htm>

Tourist accommodation/ facilities/Cultural Activities

- Howard Arms Hotel
 - Oakwood Park hotel
 - Oval House B&B
 - Sands House B&B, currently undergoing refurbishment due to be completed Spring 2014.
 -Tourist Information Centre (within the Moot Hall – built 1817).
 -Talkin Tarn Country Park lies 2 miles south east of Brampton. This is a 65 acre lake set amid 120 acres of farmland and woodland, used widely for active recreation.
 -Gelt Woods RSBP Nature Reserve lies 2 miles south east of Brampton.
 -Hadrian's Wall passes close to Brampton.
 Lanercost Priory lies to the east of Brampton, founded in 1166 by Henry II.

BURGH BY SANDS

Figure 1: Location of Burgh by Sands



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Settlement Profile:**Strategic position**

Historically, Burgh by Sands has occupied a very important strategic location. Roman military encampments were placed at this strategic location on Hadrian's Wall round Burgh by Sands to guard two nearby Solway becks. There are also two earlier auxiliary forts and a number of marching camps. The heritage value of the settlement continues from the visitor perspective.

Burgh by Sands is a linear settlement, just over 6 miles west of Carlisle that extends along a minor road that continues round the coast of the Solway Firth. The settlement centre is at the cross-roads junction with a minor north-south road. To the north, the road heads towards the River Eden and loops round south again to Beaumont, but there is no crossing of the River Eden to head north without returning via Carlisle city centre bridge.

Burgh by Sands' position on a minor road to the coast means it does not play a strategic role in the area. The settlement does however now play an important role locally with the primary school covering a wide area of neighboring parishes. The Church, pub and local garage are also locally significant.

The Cumbrian Coastal Way and the Hadrian's Wall National Trail pass right through the centre of the village along the main east-west street. The Hadrian's Wall World Heritage Site and Vallum pass through the settlement.

Burgh by Sands was on the Carlisle Navigation canal from 1823 to 1853, after which it was served by the Port Carlisle railway (until its closure in 1964), which was built on the bed of the canal. The alignment of the disused railway is apparent from former bridge crossings on the edge of the village and further west from the straight alignment of the Cumbrian Coastal Way and the Hadrian's Wall Path passing Burgh Marsh between Dykesfield (west of Burgh by Sands) and Drumburgh, which use the former railway route.

General description of settlement

The whole settlement is in the Hadrian's Wall Military Zone World Heritage Site Buffer Zone.

The village has a diverse age range and structure of buildings, with a high proportion of old properties and more than 30 grade II listed buildings and monuments. A conservation area extends over the vast majority of the settlement and also covers areas not developed to the north and the south of the current settlement edge. The entire settlement except for the primary school (which forms the very southern settlement edge) and more recent housing along the road to the south is within the Solway Coast Area of outstanding Natural Beauty (AONB) boundary.

The grade 1 listed St. Michael's Church occupies a prominent central site and was built within the Roman fort on Hadrian's Wall, using stones taken from the fort and the Wall, marking the location of the southern defenses of the fort. This church is most unusual formerly having two towers, one at either end. A 1760 watchtower, the construction of which is ambiguous, nestles within the built form of the settlement.

The oldest buildings are agricultural in origin, farms and farm buildings. The settlement has an air of affluence, with visible renovations of older properties, tidy gardens and vegetable plots and an abundance of mature trees in the older parts of the settlement.

Burgh-by-Sands is made up of several historic smaller settlements, which occupied positions along the east-west road and the north-south road. Infill has taken place during different eras and this adds to the diversity that creates a striking sense of place. The only public open space, on the main street, is a flat grass area with a backdrop of evergreen trees. A bronze statue of Edward I, to commemorate the 700th anniversary of the death of King Edward I (7th July 1307) is located at the western end of the Village Green. Large gardens provide much private greenspace within the settlement.

Topographical and landscape context

The settlement is contained on the west by a series of small hills, rising 10 to 15 metres above the settlement itself. To the east the land falls gently to the valley of Powburgh Beck, which flows north.

Beyond the small hills to the north west lies the estuary of the River Eden where it joins the Solway Firth. This includes some 1500 acres of rich alluvial marshland, which is also part of the internationally important Upper Solway Flats and Marshes. The importance of the Solway landscape is reflected in designations including the Solway Coast Area of Outstanding Natural Beauty and in Scotland the three coastal National Scenic Areas.

The landscape surrounding Burgh by Sands is agricultural with fairly large field pattern and dividing hedges and some mature trees. The farmland landscape is scattered with C18 and C19 farms and houses, evidence of the agricultural prosperity of the area during that period.

There is a series of water courses all eventually flowing to the Solway Firth, westwards and northwards. Straight drainage ditches are a feature of the area to the west of Burgh by Sands and the former canal/railway forms a long straight, distinctive element crossing the landscape to the west. There are many other footpaths crossing the farmland mainly following field boundaries.

The settlement itself has abundant green infrastructure, one flat open space and large gardens with mature trees.

Biodiversity

The Solway Firth carries multiple national and international conservation designations including European Marine Site Special Area of Conservation (SAC), Special Protection Area (SPA), Site of Special Scientific Interest (SSSI) and Ramsar wetlands, some of which span the national boundary to Scotland. The Solway Firth is one of the largest, least industrialised and most natural sandy estuaries in Europe. It has internationally important populations of waterfowl including barnacle geese, whooper swan and golden plover. The estuary is also important for migratory fish including sea trout and salmon.

Within the village, the large gardens and mature trees provide some richness to the biodiversity in the immediate vicinity of the settlement, which will provide biological corridors for wildlife. The topographical variation, water courses and hedgerows contribute some biodiversity in the area surrounding the settlement, although the farmland areas will be less varied.

Burgh by Sands is in close proximity to the Solway Firth. The SSSI and SPA boundaries are at Dykesfield, a mere half mile from the western edge of Burgh by Sands.

Tourist features/context

The area is steeped with heritage and ecological interest. The course of Hadrian's Wall runs right through the village and the Church is on the site of a former hill fort. Aerial photographs reveal the outline of a large Roman fort on top of the commanding hill to the south of Burgh by Sands village. There is also evidence of a Roman four-post watch tower with a circular ditch, generally considered to be part of the initial scheme for Hadrian's Wall.

Burgh-by-Sands is famous as the place where Edward I was brought after his death (the king's body was brought to lie in state in the fortified church, until its eventual removal to Westminster Abbey). At the end of the River Eden, at the Solway Firth, is an impressive stone monument, which marks the death-site of Edward I, the 'Hammer of the Scots'. A bronze statue of Edward I also stands in the Village Green.

There are pleasant round trip walks along farm tracks taking in the points of interest. The path of former alignment of the canal, then the railway now forms the Cumbrian Coastal Way and the Hadrian's Wall National Trail. The relief of the area and relatively quiet roads also favour cycling.

The Solway coast is also an important focal point for other aspects of tourism and leisure including recreational sea angling, sailing, bird-watching and general nature conservation interest. The coast, Finlandrigg Woods, Drumburgh Moss, South Solway Mosses National Nature Reserves (NNRs), are all less than 5 miles away.

B&B accommodation is available within the village in addition there is a camping barn located in the small village of Boustead Hill, near Burgh by Sands.

Settlement dependencies

The primary school is situated in the south of Burgh by Sands. It has a large catchment area, covering all the neighbouring villages and hamlets such as Kirkbampton (2.3 miles), Grinsdale (3.8 miles), Longburgh (1.3 miles), Beaumont (2.1 miles), Kirkandrews on Eden (2.1 miles) and beyond, into the western side of Carlisle (6.9 miles).

There is a garage, a post office (open 2 days per week), a village hall and a public house.

Residents of Burgh by Sands will otherwise be dependent on Carlisle as the nearest centre with a much fuller range of services and shops. The settlement has the feel of relatively affluent commuter residents.

CABE¹ Pre-consultation Comments on Scope for new development

The settlement is covered by a number of heritage and landscape designations, which may constrain or work against development in any direction. These are river floodplains to the north west and the east; conservation area over most of the settlement and some of the surrounding farmland; the Solway Coast AONB (covering all the settlement and its northern environs to the coast); the Hadrian's Wall Military Zone World Heritage Site and the Hadrian's Wall Site Buffer Zone; and an area of Scheduled and other Nationally Important Monuments. There is also evidence from aerial photographs of a hill fort to the south of the village and potentially archaeological interest over the entire village and surroundings.

The scope for new development may therefore be extremely limited depending on the interpretation of the significance of these heritage and archaeological elements in the landscape.

From a non-heritage, landscape perspective there are some areas where development might be accommodated. The settlement is already lengthy (having resulted from infill between a number of former hamlets). Extending the settlement boundary further east or west is not considered desirable. As the existing character results from the incremental small-scale expansion, any new development would be best following this approach, so the age structure develops a variation as the existing has done.

If development of backlands is to be considered for the future (particularly north of the current settlement boundary), it will be important that access is ensured from the main street as the road north from the settlement centre is narrow, with little opportunity for widening and unlikely to be acceptable from a highways point of view for increase in traffic from development. Also, recent development has blocked one way in from the lower part of this road.

In landscape terms it would be feasible to widen the settlement to the north on land east of the sewage works. West of the sewage works, the land falls to river floodplain area. This area could accommodate development on landscape grounds, but further assessment of heritage and archaeological significance would need to be undertaken, together with access and land owner aspirations. This area does fall within heritage designations, although the line of Hadrian's Wall is not apparent on the ground, so as stated above a view would need to be taken on the heritage significance.

East of the village, if access were possible, it would be feasible in landscape terms to accommodate development to the east of the road north. Again, heritage concerns would need to be taken into consideration, together with land owner aspirations and the line of the floodplain. Any development would need softening at the edges with planting. Some more recent development has already been added to backlands off the road from Thurstonfield, south of the main (west-east) street. This, with the primary school forms a strong edge and is less suitable for further extension.

South of the settlement and west of the Thurstonfield road, there is Conservation area, AONB, Line of scheduled ancient monuments and Hadrian's Wall World Heritage Site all abutting or covering the settlement edge. There is potential in landscape terms to accommodate some development if heritage constraints are not over-riding.

¹ Commission for Architecture and the Built Environment (CABE)

Community Consultation

A focus group meeting was held on 28/2/12 with members of Burgh by Sands Parish Council. This included residents of Burgh by Sands and Thurstonfield. There was a general consensus that there was a need for a small number of additional houses. Two potential sites were identified, sites A and B as shown on the settlement map. To determine support for sites A, B and other suggested sites consultation with the residents of Burgh by Sands village was undertaken through a leaflet drop to every household. This included a mapping exercise and the ability to add comments on specific sites A and B. There was also an option to put forward additional sites. Fifty six replies were received.

Summary of Responses from Community Consultation**Site A – South of Amberfield and the Burgh by Sand Primary School**

38 respondents agreed and 10 respondents were against development on this site.

Those in support for some additional housing in Site A expressed the views that the site:

- was within walking distance from village services and public transport links;
- fits in well with the 'Heart of the Village';
- consolidates the shape of the village rather than extending as ribbon development
- is clear of the Hadrian's Wall Military Zone and other protected areas; and
- would not be to the detriment of the character of the village as this area already has new housing;

Those expressing concern for additional houses on Site A commented upon the:

- problem of increased traffic and the impact this would have on current residents and families going to school;
- capacity of the road to accommodate more traffic;
- need to avoid concentration of affordable housing alongside existing provision, perhaps there needs to be mixed housing in size and price;
- detrimental to the views of the Solway; and
- site regularly floods.

Site B – West End towards Longburgh

25 respondents agreed and 15 respondents were against development on this site.

Comments that are representative include:

Those in support for some additional housing in Site B expressed the views that the site:

- ideal location for expansion;
- could provide more mixed housing across the village;
- new housing should be on a small/moderate scale so as not to conflict with the character of the village;
- would require speed control measures;
- would require care to protect the old railway/canal;
- has a number of in-fill sites both north and south of the road; and
- maintains the linear character of the village.

Those expressing concern for additional houses on Site B commented upon the:

- need to avoid ribbon development of the village;
- need to protect the natural beauty and character of the greenfield areas which is within the AONB;
- encroaching on the marsh;
- distance from village services; and
- problem of flooding the river and flood plain could cause that could encroach on any development over time.

Other sites

Brownfield sites in the village including two derelict farms were identified on the Settlement Map. Six respondents identified sites at the North End of the settlement, 5 to the south west and 6 to the southeast of the Village. Other sites were identified by single respondents. Refer to the Settlement Map.

General comments

Issues identified by the focus group and additional comments included:

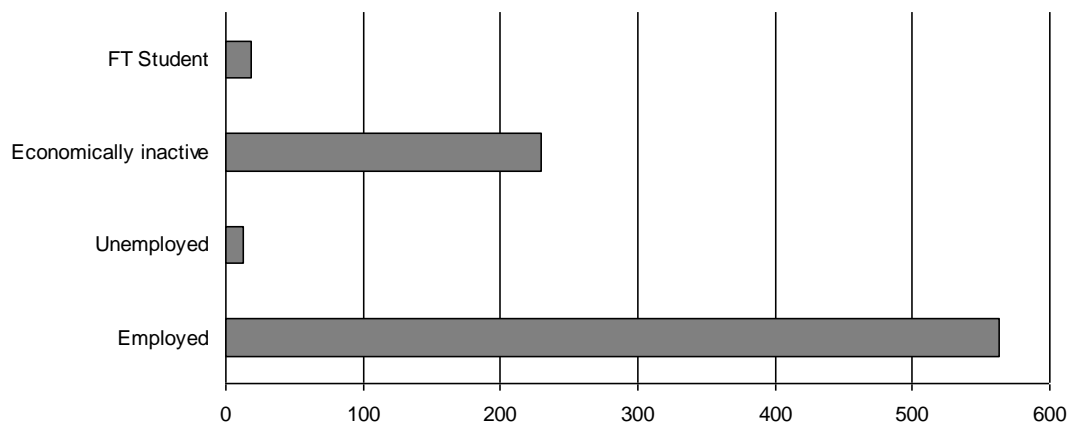
- identified linkages and potential development sites within nearby Beaumont village;
- concerns for the drainage system that struggles during periods of high rainfall;
- more homes are needed for the younger generation with family ties within the village;
- more affordable housing for local people to maintain the sustainability of existing services;
- the need for controlled expansion and development that respects and harmonises with the character of the Village and the establishment of an integrated 'Heart of the Village';
- avoid more building in gardens;
- extending the conservation area to preserve the character of the village; and
- the need to improve the economy of the area and then supply housing to meet demand.

Socio-economic picture for Burgh by Sands Parish Council¹

Population	1143
All dwellings	437
Households with residents	429
Second residence/holiday accommodation	3
Average household size	2.66
Average number of rooms per household	6.64
Owner occupied tenure	366
Rented from Council or housing association	24
Rented from private landlord	39

Average distance travelled to fixed place of work 17.03 miles

Figure 2: Economic activity aged 16-74²



¹ Sourced from 2001 census data, Office for National Statistics 2010

² Economically inactive includes retired, student, looking after home/family, permanently sick/disabled and other

Photographs



1. Looking northward towards new housing at Amberfield.



2. Burgh by Sands Primary School.



3. The bronze statue of Edward 1 commemorating the 700th anniversary of the king's death at the western end of the Village Green. Richly vegetated gardens of properties to left and in distance.



4. The Greyhound Inn open daily adjacent to the village green.



5. Western approach to village, showing variation in housing surrounded with mature trees and linearity of road and settlement.



6. View south east from bridge over disused railway. Houses and back gardens of West End Croft visible to left.



7. View west from track leading to sewage works. View encompasses line of Hadrian's Wall World Heritage Site in centre of photo, although no evidence on the ground. Land to right falls in river floodplain, higher ground of Watch Hill in distance.



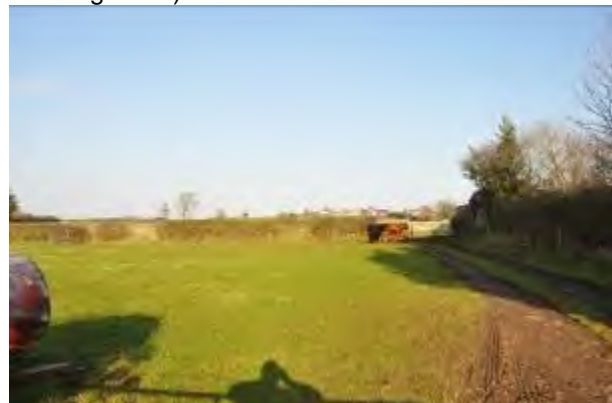
8. View along east west road through village from track up to sewage works. Housing attractively set in grounds with large, mature trees along the road. Gap between track (footpath sign) and next property is one of the few places through which access to backlands could be achieved.



9. View east from track leading to sewage works, looking at backs of properties along main village street. Right of photo shows gap to road and rear of white house. Centre of photo encompasses line of Hadrian's Wall World Heritage Site, (no evidence on the ground).



10. View west from track from main street next to "Barnside" looking to photo 9 location. Long distance view as photo 7; higher ground of Watch Hill. Left of photo shows course of Hadrian's Wall World Heritage Site, (no evidence on the ground).



11. Land behind the east-west main street with view to distant houses along the road north out of the village.



12. View from road north towards Holmsmill, looking back to edge of settlement. Land rises gently obscuring views of rest of settlement.



13. View from east of settlement to Powburgh Beck and village edge beyond. Primary school at far left. Land rises from beck to village edge. Roman Fort, scheduled national monuments and Hadrian Wall buffer zone.



14. View towards settlement centre along road from north. Characterful, old, well-maintained properties tight to edge of narrow road.



15. View east from narrow road to the north towards backlands, access will be challenging.



16. Approaching the settlement from the south (Thurstonfield). Linear edge of village visible on skyline amongst large, mature trees. Conservation area, AONB, Line of scheduled ancient monuments and Hadrian's Wall World Heritage Site all abut or cover the settlement edge.



17. Approaching the settlement from the south. Looking north west. Edge of village visible on skyline amongst large, mature trees with widening of village extent to the left. Conservation area, AONB, Line of scheduled ancient monuments and Hadrian's Wall World Heritage Site all abut or cover the settlement edge.

Services and facilities: Detailed Information

Information provided by representatives of the Parish Council.

Convenience store

McCalls Newsagent, Grinsdale Ave, Carlisle (4 Miles)

Post office

Faulds Farm, Post Office, Open Monday and Thursday 9am – 12pm and 3pm – 5pm. Also provides limited range of groceries.

Village hall

Burgh by Sands Village Hall, recently refurbished.

Church

St Michael's Church – regular services with resident vicar.

Pub

The Greyhound Inn opens daily, serving food on Thursday and Sunday. Provides Pensioners with lunch on the 1st Monday of each month.

Primary school

Burgh by Sands Primary School
Age Range 3 -11 yrs
Number on Roll (Sept 2011) 52
School Net Capacity 98

DfE No: 2014 Name of School: **Burgh-by-Sands Primary School**

Projections	Reception	Planned Admission Number	Total Number on Roll	School Net Capacity
Jan-13	7	15	49	98
Jan-14	5	15	47	98
Jan-15	5	15	47	98
Jan-16	5	15	40	98
Jan-17	6	15	44	98

Projections use January 2012 pupil census and August 2011 General Practice Record.

Secondary school

Caldew School, Dalston (9 miles), local bus pick up.

Public transport – quality and frequency of services

Stagecoach Route 93 – Carlisle /Bowness on Solway/Anthorn
Several departures/arrivals per day and additional service on Friday and Saturday.

GP

Local GP based at Kirkbride (7.7 miles)

Dentist

No one particular provider serves area.

Tourist accommodation/ facilities

Rosemount B&B
Hillside Farm B&B
Highfield Farm B&B and camp site, Boustead Hill
Boustead Hill Equestrian Centre

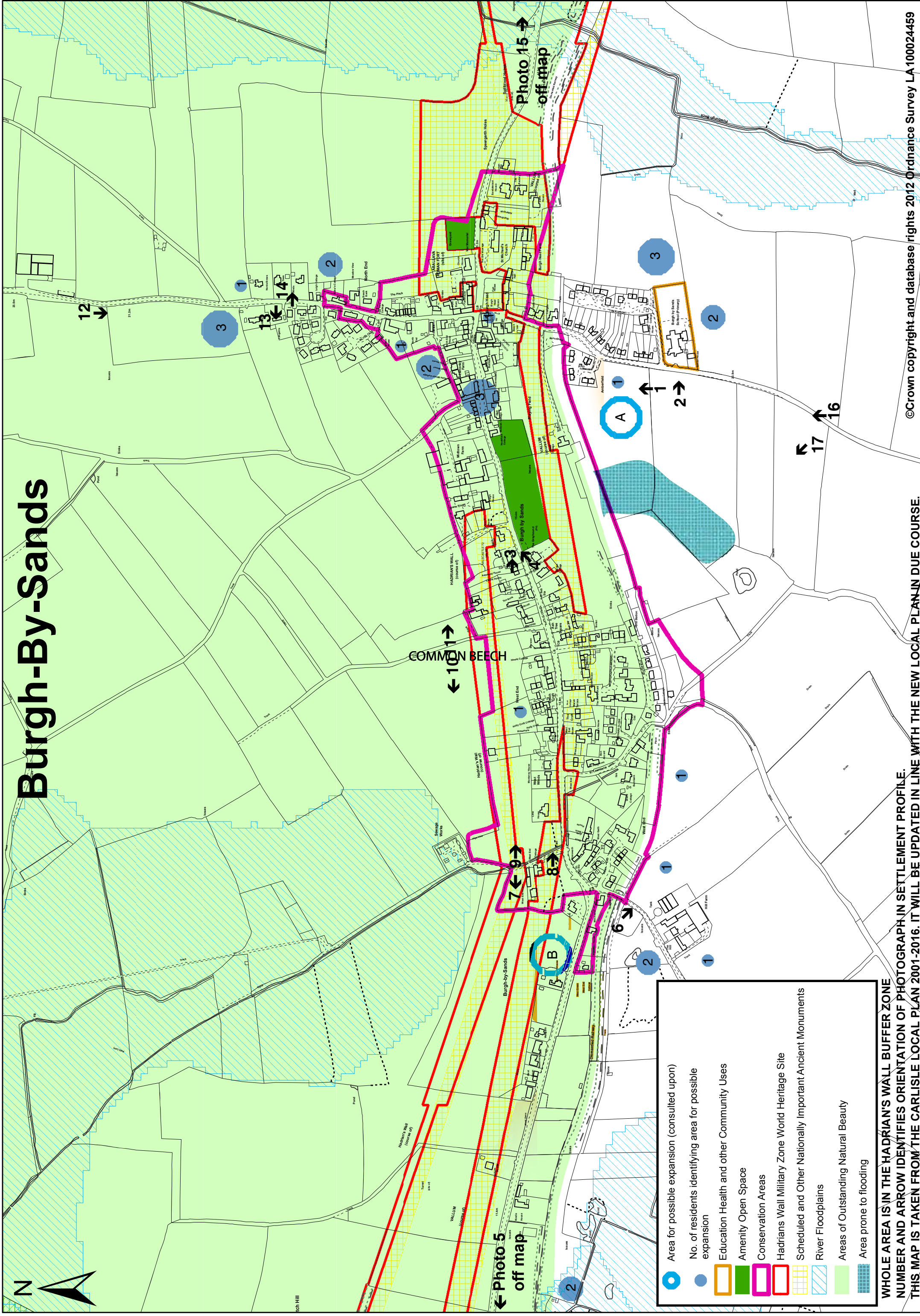
Cultural activities

Village Hall – Rural Highlights Rural Touring Scheme
Carlisle Young Farmers Club
Youth Club
Girl Guides
Sports and fitness activities

Mobile services

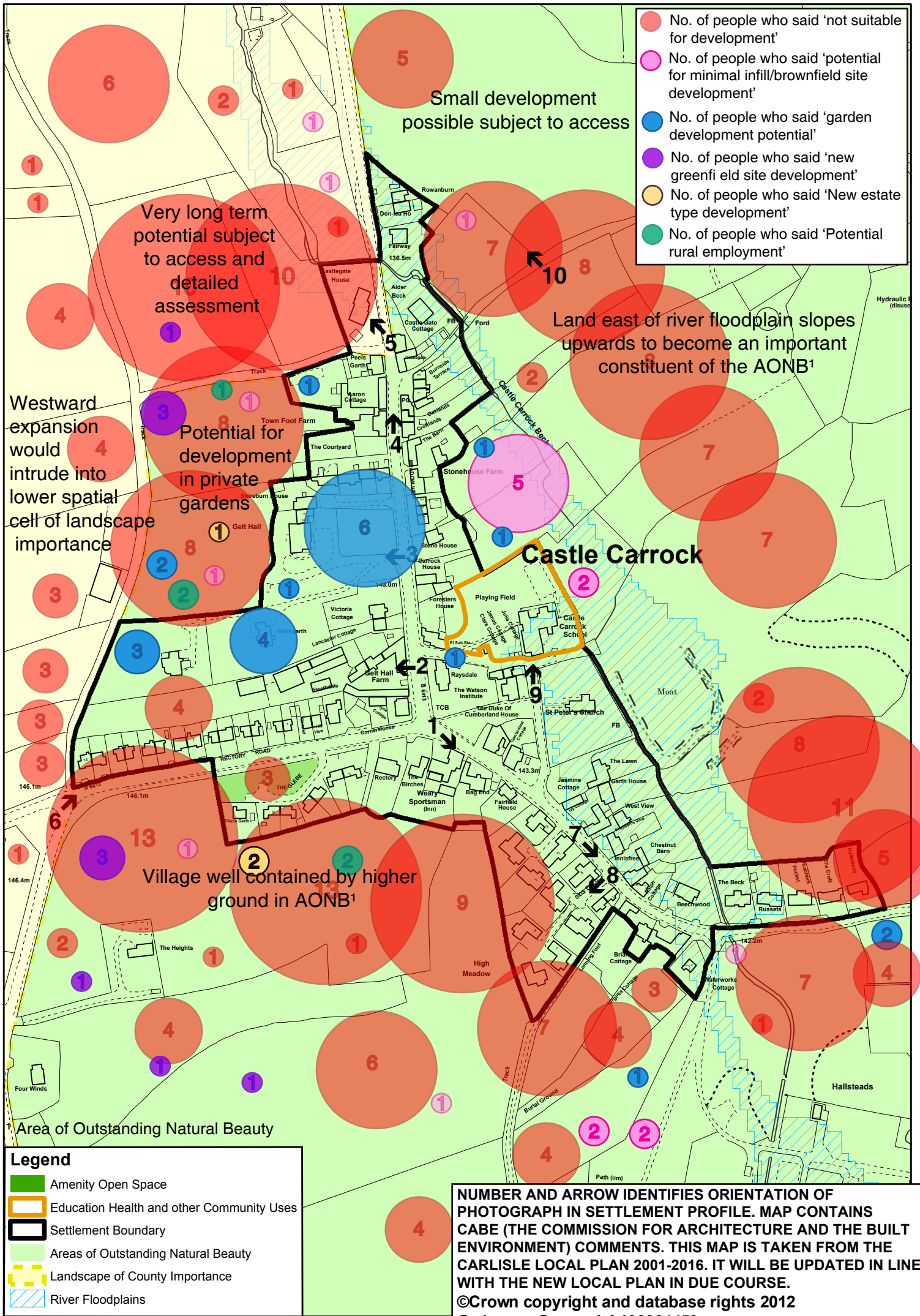
Library Mobile Service
Butchers (Tuesday and Saturday)
Fruit and Vegetables mobile van (Wednesday)

Burgh-By-Sands



	Area for possible expansion (consulted upon)
	No. of residents identifying area for possible expansion
	Education Health and other Community Uses
	Amenity Open Space
	Conservation Areas
	Hadrians Wall Military Zone World Heritage Site
	Scheduled and Other Nationally Important Ancient Monuments
	River Floodplains
	Areas of Outstanding Natural Beauty
	Area prone to flooding

WHOLE AREA IS IN THE HADRIAN'S WALL BUFFER ZONE
NUMBER AND ARROW IDENTIFIES ORIENTATION OF PHOTOGRAPH IN SETTLEMENT PROFILE.
THIS MAP IS TAKEN FROM THE CARLISLE LOCAL PLAN 2001-2016. IT WILL BE UPDATED IN LINE WITH THE NEW LOCAL PLAN DUE COURSE.



- No. of people who said 'not suitable for development'
- No. of people who said 'potential for minimal infill/brownfield site development'
- No. of people who said 'garden development potential'
- No. of people who said 'new greenfield site development'
- No. of people who said 'New estate type development'
- No. of people who said 'Potential rural employment'

Small development possible subject to access

Very long term potential subject to access and detailed assessment

Land east of river floodplain slopes upwards to become an important constituent of the AONB¹

Westward expansion would intrude into lower spatial cell of landscape importance

Potential for development in private gardens

Castle Carrock

Village well contained by higher ground in AONB¹

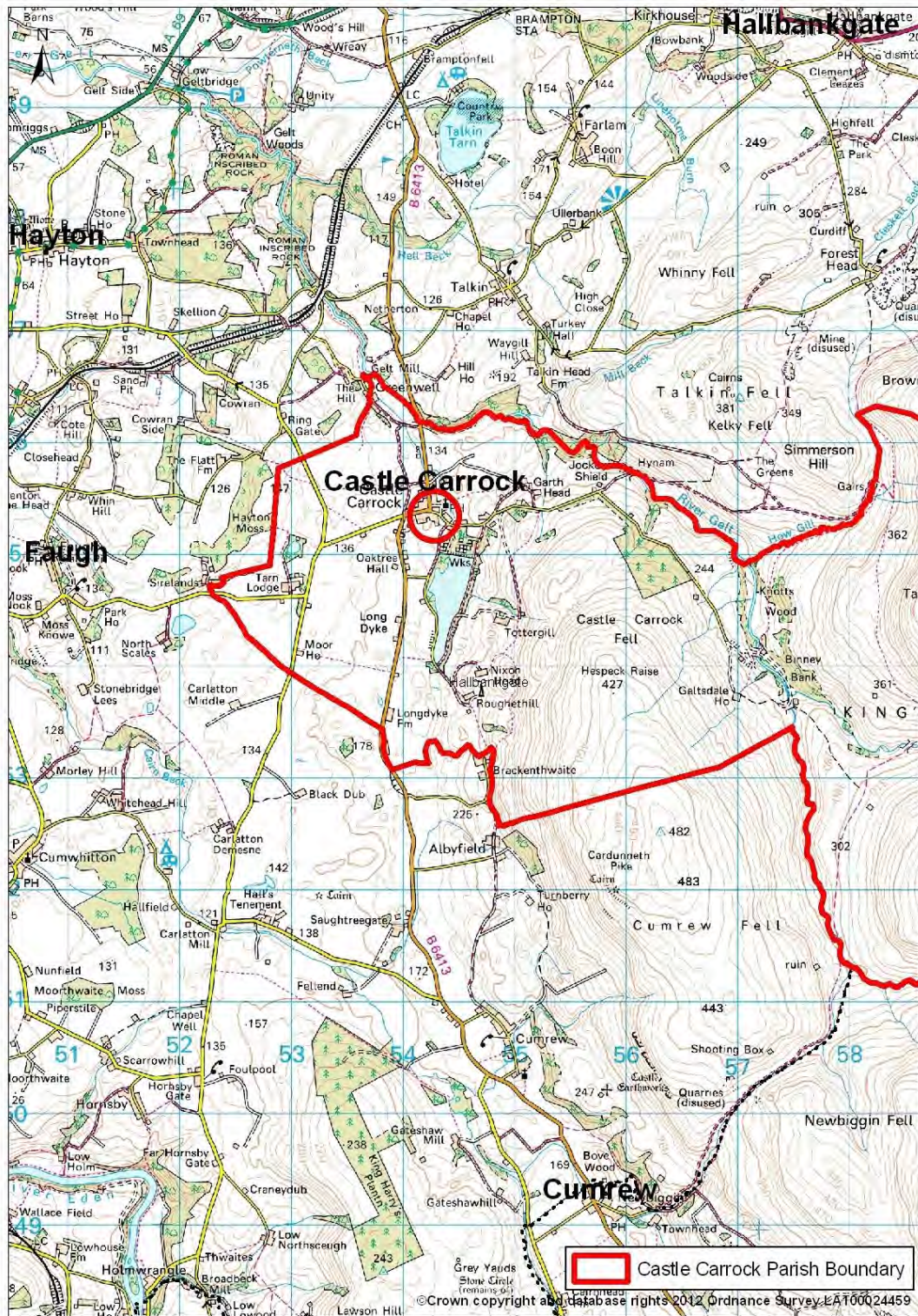
Area of Outstanding Natural Beauty

- Legend**
- Amenity Open Space
 - Education Health and other Community Uses
 - Settlement Boundary
 - Areas of Outstanding Natural Beauty
 - Landscape of County Importance
 - River Floodplains

NUMBER AND ARROW IDENTIFIES ORIENTATION OF PHOTOGRAPH IN SETTLEMENT PROFILE. MAP CONTAINS CABE (THE COMMISSION FOR ARCHITECTURE AND THE BUILT ENVIRONMENT) COMMENTS. THIS MAP IS TAKEN FROM THE CARLISLE LOCAL PLAN 2001-2016. IT WILL BE UPDATED IN LINE WITH THE NEW LOCAL PLAN IN DUE COURSE.
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 Ordnance Survey LA100024459

CASTLE CARROCK

Figure 1: Map indicating position



Strategic position

Situated 11 miles east of Carlisle and 4 miles south of Brampton, Castle Carrock is at the edge of the North Pennines Area of Outstanding Natural Beauty (AONB). It is fairly remote from other villages.

Castle Carrock is on the B 6413 that runs north/south along the base of the fells. The nearby A69 gives ready access east to Brampton and Newcastle. Brampton Station is located 3.5 miles away with a regular service to Newcastle and Carlisle.

General description of settlement

First impressions of Castle Carrock are of a larger settlement than is the reality. This may be a consequence of the interesting collection of imposing buildings such as Gelt Hall, its adjoining Gelt Hall Farm and the Watson Hall. These are not especially large features but convey an unexpected degree of grandeur. In fact the village has a very contained footprint and possesses a very strong sense of its own identity, which is partly the result of not having other neighbouring villages nearby but also its position nestling at the foot of the North Pennine hills. The distinctiveness is amplified by the contrast in stone colour, with some of the red sandstone common to areas further west but dominated by the paler, yellow-grey found on the hills to the east. United Utilities manage a reservoir in the upper section of the shallow valley of Castle Carrock Beck on the eastern flank of the village.

Topographical and landscape context

Castle Carrock occupies a shallow depression where the steep sided fells of the North Pennines give way gently undulating foothills that extend northwards to the plain beyond Brampton. The hollow is attributable to the minor stream, Castle Carrock Beck, which continues northward to its confluence with the River Gelt that finds expression in Castle Carrock's place names. There is a very subtle ridge on the west before land falls away opening up distant views.

Biodiversity

Castle Carrock is partly within the North Pennines AONB. Castle Carrock Reservoir is a County Wildlife Site.

The sharp change from fells to rolling farmland is reflected in the vegetation, with woodland on the fells being predominantly coniferous with moor grasses above, shifting to broadleaved hedgerows and individual trees to the west. Gelt Hall Farm is very active and the farming activities limit biodiversity on the west but a more interesting vegetation occupies the lower input farming on the east.

Tourist features/context

The village is very well situated as a base for exploring the North Pennines AONB and Geltsdale SSSI and RSPB Reserve. Other opportunities for outdoor recreation include nearby Talkin Tarn Country Park. Specific facilities within the village for visitors include: The Duke of Cumberland Inn; B&B businesses and self catering in the vicinity. There is interest here though for the historian, with remains of the Castle Moat.

Settlement services and facilities

Castle Carrock has a village hall, shop, public house and outreach Post Office service that is operated once a week from the public house. St Peter's Church is central to the village, and is a Grade II listed building, dating from 1828. There is also an antiques shop open daily.

Castle Carrock has a primary school, whilst most children travel to Brampton to attend William Howard Secondary School. Doctors, dentists and a larger range of retail services are available in Brampton. The Watson Institute is the hub of the village providing a meeting point and a venue for a variety of events.

CABE¹ Pre-consultation Comments on Scope for new development

The topography described above offers very little opportunity for either expansion or infill, with special landscape designations attached to open land on all sides up to the current settlement edge. Development on the east would rapidly become visible over a long distance owing to its creeping up the sloping ground onto the fells and into the AONB. The western edge also becomes visible over a long distance apart from a small area east of the track that runs north to south: part of this small area is in agricultural use and the remainder is in the form of large gardens of property fronting onto the main road. The overall character of the village is also extremely sensitive to further development and it is unlikely that multiple similar buildings would be at all compatible.

¹ Commission for Architecture and the Built Environment (CABE)

Community Consultation

A meeting was held with the Castle Carrock Parish Council on the 18th July 2012. The Parish Council are considering undertaking Neighbourhood Planning to determine local planning policies for the local area.

A short questionnaire was sent to all households in the Parish, there were 45 responses.

Over half the respondents were interested in influencing the aspects of future development within the Parish included: character - 29 (64%); position - 27 (60%); type and scale - 28 (62%); and affordability - 22 (49%). Fewer wished to influence employment sites - 17 (38%).

When asked about what scale of development was acceptable preferences were as follows: no development - 12 (27%); restricted to brownfield sites - 27 (60%); in existing gardens - 16 (35%); on new greenfield site - 4 (9%); and none specified there interested in large scale estate type developments.

A summary of the comment on preferred character of any new development included:

- High building standard, sympathetic with existing styles, small 'cottage style';
- Mixed local stone houses of one storey and two storeys in character with surrounding;
- Off street parking and be one space back from the road;
- Dispersed throughout the parish and not concentrated in an 'urban style estate';
- Not be built on high ground; and
- Space around each dwelling, gardens should be of sufficient size to include trees with care given to the natural environment and rural aspect.

Of the 45 respondents, 9 (20%) agreed, whilst a majority of 26 (58%) disagreed that there was a need for affordable housing in the next 5 years. Those in favour specified the need for housing for young people who have extended family in the area, first time buyers and also the need for affordable rented accommodation.

A summary of views about planning in the wider Parish such as farm redevelopments and rural employment sites included the following:

- Need to support the existing services such as the school and local businesses;
- Rural employment, small workshops, studios, small office space to keep economy alive;
- Would like to be able to build for family members even if not working in agriculture;
- Small development of non viable or redundant farm buildings, courtyard style fitting in with vernacular style;
- Small units for retired couples for purchase or rent;
- The Weary site needs to be developed in keeping with the character of the village;
- Views from exiting houses should be protected;
- Farms are industrial sites and should be allowed to develop as the owner sees fit;
- No building in open countryside or on sites which have access onto an unadopted tracks; and
- Problems of increased traffic on the road and need to avoid increased heavy vehicle traffic.

Other comments emphasised:

- Special and environmental factors should have a high priority: public transport, foul and surface water drainage;
- Preserving the character of small rural villages as a glimpse into our past;
- Protecting the AONB;
- Avoiding generic estate style housing ie one site of concentrated multiple houses that is not in keeping with the area both visually and atmospherically;
- A balance of 'retirement' and family homes essential to keep the village alive;
- Relaxation of planning should not be a developer's free for all;
- Against building on the Glebe and field opposite Rectory Road;
- Restrict future development to limited infill within the existing settlement boundary
- Small shop will cease to operate in the foreseeable future. Is there the opportunity to re-launch of village shop?
- Lack of employment opportunities in the immediate area;
- Excellent school is near capacity;
- The village has an aging population;
- Many houses remain for sale even when the market is buoyant, putting in question the need for additional housing; and
- Interest in influencing future development within the Parish to attempt to suit as many people as possible.

Overall there is a balance between maintaining a level of development that will allow the village to thrive, maintain a friendly atmosphere, services and local businesses and allowing families to stay in the local area against the loss of village character and damage to the social and physical environment.

Pictures:



1. View towards the fells with the Duke of Cumberland and Weary Sportsman (now closed) in the foreground.



2. Gelt Hall Farm is a traditionally built working dairy and livestock farm providing guest accommodation to visitors.



3. Gelt Hall is a notable Victorian manor constructed in 1863 of stone in the centre of the village.



4. Looking northward up the main road with the village shop which provides a range of groceries.



5. Distinctive new built detached house on the northern edge of the village.



6. Looking north eastwards down Rectory Road.



7. View south eastward towards the fells with new built housing built in sandstone.



8. Recently built development at Sids Field.



9. Castle Carrock Primary School situated centrally within the village.

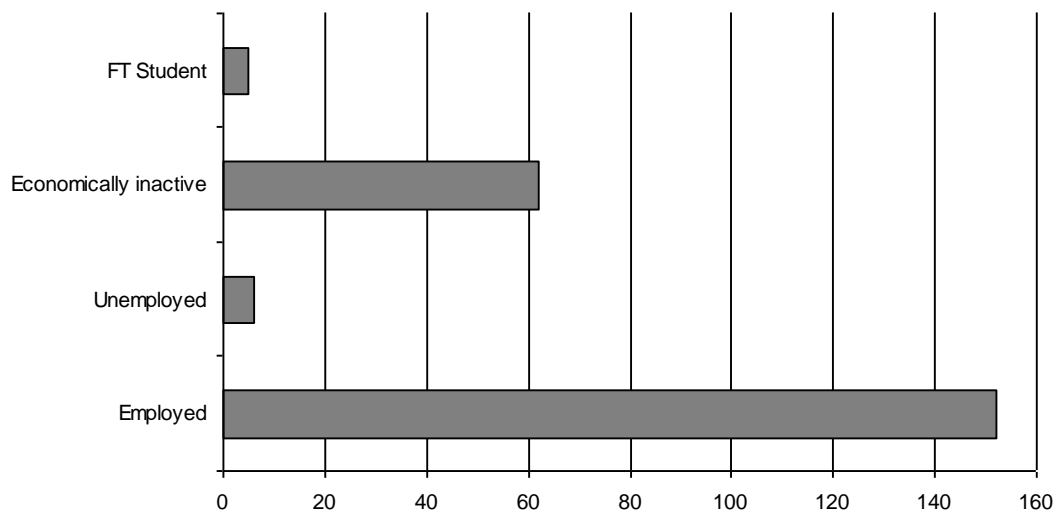


10. View over open land toward the northern edge of the village.

Socio-economic picture for Castle Carrock Parish Council¹

Population	- 303
All dwellings	- 130
Households with residents	- 118
Second residence/holiday accommodation	- 6
Average household size	- 2.57
Average number of rooms per household	- 6.5
Owner occupied tenure	- 89
Rented from Council or housing association	- 8
Rented from private landlord	- 21
Average distance travelled to fixed place of work	- 23.51 miles

Figure 2 Economic activity aged 16-74²



¹ Sourced from 2001 census data, Office for National Statistics 2010

² Economically inactive includes retired, student, looking after home/family, permanently sick/disabled and other

Services and facilities: Detailed Information

Information provided by representatives of the Parish Council.

Convenience store

Castle Carrock Village Shop.

Post office

There is not a Post Office in Castle Carrock, however, there is a Post Box. The closest Post Office is in Brampton or Wetheral. There is an outreach postal service every Tuesday from 9.30 am to 12.30 pm operating from the Duke of Cumberland Inn.

Village hall

Watson Hall or Watson Hall provides a meeting place for various groups including Mothers and Toddlers.

Church

Grade II Listed St Peter’s Church (CofE – Anglican).

Pub

There are 2 pubs in the village – The Weary Sportsman pub is currently closed and future use to be determined; and The Duke of Cumberland.

Primary school

Castle Carrock Primary School. The school also incorporates a nursery.
 Age Range: 3-11 yrs
 Number on Roll (Sept 2011): 97 (anecdotal evidence to suggest that the figure at this time was 110 attending the school)
 School Net Capacity: 91

DfE No:	5220	Name of School:	Castle Carrock School		
Projections	Reception	Planned admission Numbers	Total number on roll	School Net Capacity	
Jan-13	6	15	89	91	
Jan-14	5	15	79	91	
Jan-15	4	15	69	91	
Jan-16	13	15	70	91	
Jan-17	7	15	71	91	

Secondary school

Pupils travel to William Howard School at Brampton.

Public transport – quality and frequency of services

There is a limited bus service from Castle Carrock to Brampton and Carlisle (2 per day – Wed & Fri only).

GP

Patients travel to Brampton Medical Practice in Brampton or Corby Hill.

Dentist

Residents travel to Brampton, Wetheral or Carlisle.

Tourist accommodation/ facilities

Tottergill Farm provides exclusive holiday cottages 1.5 miles away from Castle Carrock.
Gelt Hall Farm B&B

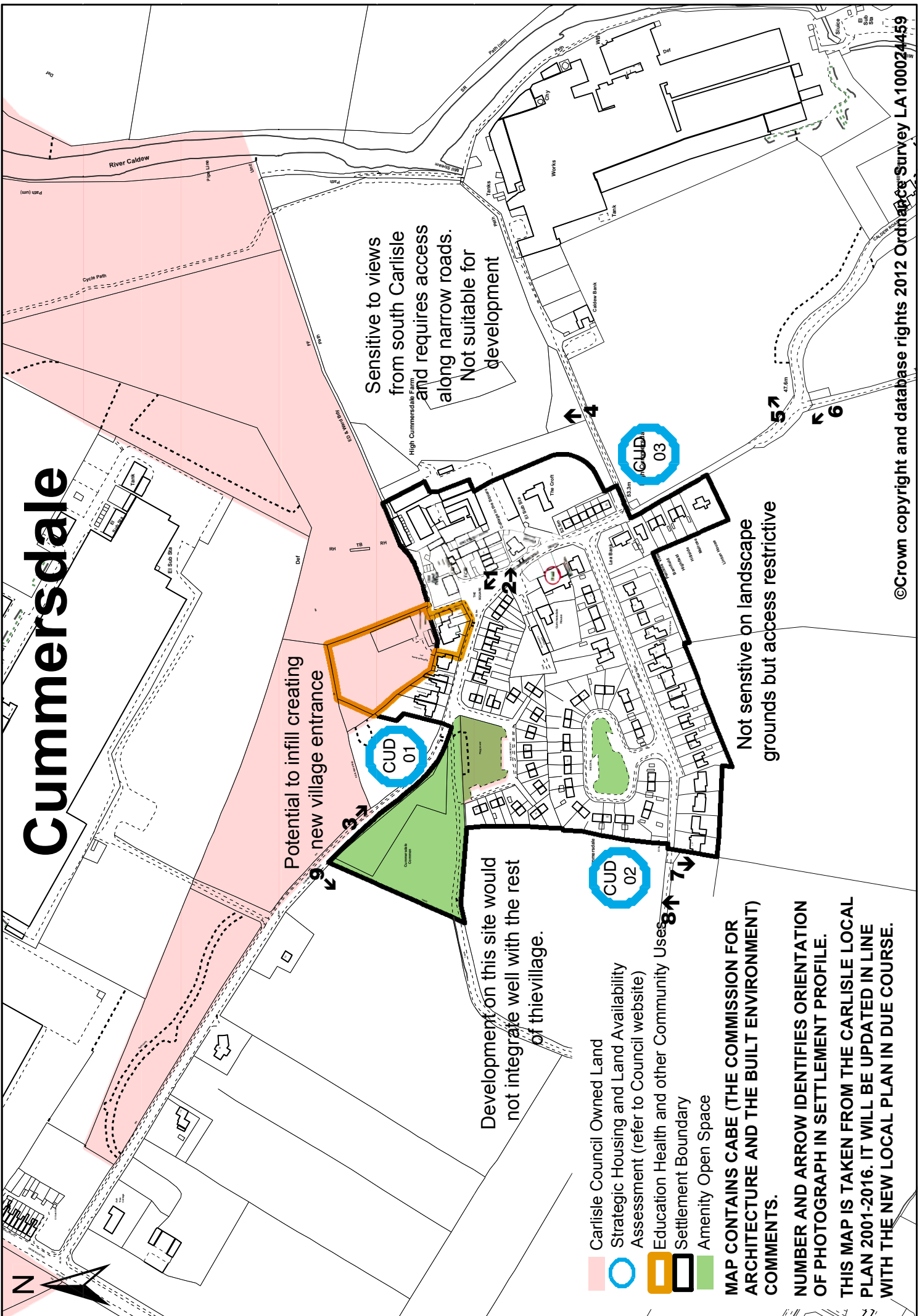
Cultural activities

Pleasant walking environment around Castle Carrock reservoir. A large area of the village also forms part of the North Pennines AONB.
Music on the Marr Festival is held annually.
The Watson Institute hosts a variety of events including Rural Highlights Touring Scheme.

Mobile services

--

Cummersdale



Sensitive to views from south Carlisle and requires access along narrow roads. Not suitable for development

Potential to infill creating a new village entrance

Development on this site would not integrate well with the rest of the village.

Not sensitive on landscape grounds but access restrictive

- Carlisle Council Owned Land
- Strategic Housing and Land Availability Assessment (refer to Council website)
- Education Health and other Community Uses
- Settlement Boundary
- Amenity Open Space

MAP CONTAINS CABE (THE COMMISSION FOR ARCHITECTURE AND THE BUILT ENVIRONMENT) COMMENTS.

NUMBER AND ARROW IDENTIFIES ORIENTATION OF PHOTOGRAPH IN SETTLEMENT PROFILE.

THIS MAP IS TAKEN FROM THE CARLISLE LOCAL PLAN 2001-2016. IT WILL BE UPDATED IN LINE WITH THE NEW LOCAL PLAN IN DUE COURSE.

CUMMERSDALE

Figure 1: Location of Cummersdale



Settlement Profile:**Strategic position**

Cummersdale is a small settlement located on a cul-de-sac that runs from the B5299 in an easterly direction through the village and up to the edge of the River Caldew. It is approached by a rather difficult junction with the B road. It is just over 2 miles south of Carlisle City Centre and is close to the southern urban edge, immediately adjacent to the large Pirelli factory.

The proximity to the urban edge of Carlisle means the settlement no longer functions as a centre for agriculture. However local employment gives potential for living close to work and may justify growth.

General description of settlement

Settlements have existed in this location since the Bronze age; also there was a Roman fort. The core of the existing High Cummersdale includes farmhouses and farm cottages, signifying at least historically the importance of farming in the area. The former mill at the river's edge will have provided employment and also been a driver for housing to be located in this small settlement. Buildings from a former curing factory have been converted for community use as a church and hall.

The older part of the settlement is a compact cluster slightly below the summit of the hill on the eastern flank. The school and pub are centrally located and parking in the square is uncontrolled. Parking at school-collection time is a challenge, the parish Council wish to create a car park for the school and village hall. 20th century mainly semi-detached housing with some bungalows have been developed up and over the summit of the hill to the west.

The access into the settlement is from the Carlisle road along a cul-de-sac, which becomes increasingly narrow and snaky. The road alignments of the newer areas of housing are more formalised; straight or crescent-like, which gives a very different character to these areas.

The older buildings are predominantly red sandstone and brick, with some off-white render. The newer development is rendered predominately in white. Mature trees are a feature in the older part of the village and down the lane towards High Cummersdale Farm.

Topographical and landscape context

Cummersdale is a tight hilltop village above the River Caldew valley overlooking across to south Carlisle. The land slopes more gently on three sides and steeply down to the river on the east.

The river valley sides steepen further south, but generally the surrounding landscape is a gently rolling terrain, quite open in character with strong hedgelines extending visually as far as the higher ridge at High Brownelson.

The townscape of Carlisle is visible in the distance from many vantage points in the village which look north and north east. The close proximity of the large Pirelli factory is not that obvious from the settlement because of the visual containment from the buildings. The print works is visible only occasionally because of its location in the valley floor.

Biodiversity

The older parts of High Cummersdale are well-provided with large trees. There are fewer in the more recent housing area west of the square and the church.

Cummersdale Copse, a 10 year-old small area of woodland has been planted in a wedge running along the settlement access road.

There are no water courses in the upper settlement, but the River Caldew and small streams and pond are present near the print works at the lower level. There is a good network of hedgerows and copses around the settlement linking with the River Caldew valley (SSSI), the Carlisle crematorium and cemetery to the north and woodland on the far side of the river valley.

Tourist features/context

There are many circular walks in and around the village and there is a pub. It is a shortish walk from Carlisle or Dalston along the Cumbrian Way and potential for return by bus along the B5299. A national cycle route also passes along the Cumbrian Way.

Carlisle Race course is easily accessible across the footbridge over the River Caldew. The fabric printing business in the former mill in the lower part of the settlement has an outlet shop which may attract some visitors.

Settlement dependencies

The settlement is very close to Carlisle and Dalston and is dependent on these for shops and many services. However there is a primary school, pub, church and well-used village hall as well as a play area and sports pitch.

CABE' Pre-consultation Comments on Scope for new development

There is physical scope for some development in areas round the periphery of High Cummersdale. The bigger question is whether there is a strong demand or rationale for housing. Some services are lacking and the cul-de-sac nature of the access makes the desirability of creating a larger settlement in this location questionable.

It will be important to gather intelligence to inform the debate over whether there is pressure from local community members for small quantities of affordable or key worker type accommodation.

If a case is made for a small addition of housing, the land between the current edge of settlement north of the access road and the Cummersdale Copse planting could be developed. This would push the village edge west towards the main road and would benefit from softening the edge and creation of a village gateway. (Currently it is quite a stark edge from the white semi-detached houses round The Crescent).

If there is a case made for a larger quantum of housing for this settlement, access issues would need to be assessed, with a view to taking a new road off the settlement access road to the west before arrival at the current village gateway. This would open up land to the west of the developments at The Oval and The Crescent, but would require access across the sports field.

¹ Commission for Architecture and the Built Environment (CABE)

Community Consultation

A focus group meeting was held on 1/3/12 with representatives of Cummersdale Parish Council. The Parish Council through the community led planning process* has evidenced need to develop a local housing policy to allow for controlled expansion. In particular, the need for small scale development of housing for starter homes including affordable housing and limited affordable rented. The housing need for older pensioners was also identified. Highway issues rather preclude any development that would generate additional traffic through the village centre.

Three sites (CUD01, CUD02 and CUD 03) in Cummersdale were identified in the City Council's Strategic Housing Land Availability and Assessment (SHLAA). With the District Councillor, the Parish Council undertook a request for comments on the potential for these sites. Every household was contacted and there were 32 responses received. The following is a summary of these.

Generally, there was positivity towards some development of Cummersdale that would provide for the needs of the community and support the existing services. Any general concerns that were expressed included:

Comments on CUD01: 26 responded positively about development on this site, with 3 negative responses. The site was considered to be least disruptive to the exiting village in terms of traffic and disruption during development.

Comments on CUD02: 16 respondents were against development of the site with 4 positive responses. Concerns about developing this site stemmed from problems of access and increasing traffic through the village. Note: This site has been identified as having no potential for development in the SHLAA.

Comments on CUD03: 10 respondents were against development of this site with 7 positive responses. Those not in favour considered the development on the existing narrow road would be dangerous and have an adverse affect on the natural environment. Those in favour of development considered the site to be accessible and development would result in a beneficial widening of the road.

General comments:

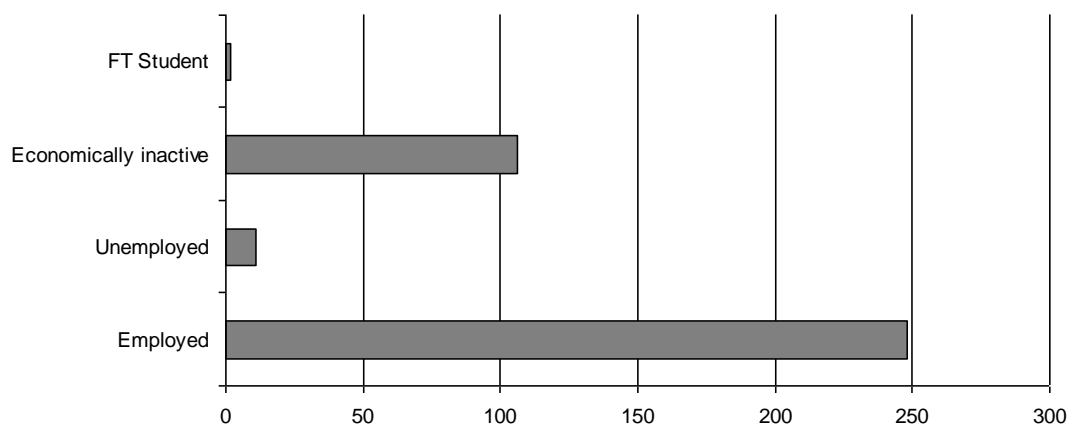
- some respondents questioned the need for additional housing in light of the housing development proposed for Morton;
- development is limited and in scale with the needs of local people;
- need for mixed housing with affordable and provisions for the elderly;
- increased traffic through the village and car parking as a result of increase in households;
- need to improve the water pressure in parts of the village; and
- problems of traffic during development.

*Cummersdale Community Plan 2009 – 2014 can be found on City Council Website
http://www.carlisle.gov.uk/business/rural_communities/community_and_parish_plans.aspx

Socio-economic picture for Cummersdale Parish Council¹

Population	486
All dwellings	210
Households with residents	201
Second residence/holiday accommodation	0
Average household size	2.42
Average number of rooms per household	5.85
Owner occupied tenure	149
Rented from Council or housing association	25
Rented from private landlord	27
Average distance travelled to fixed place of work	10.43 miles

Figure 1 Economic activity aged 16-74²



¹ Sourced from 2001 census data, Office for National Statistics 2010

² Economically inactive includes retired, student, looking after home/family, permanently sick/disabled and other

Photographs



1. View across the square with distinctive tight centre of the village and the red sandstone village school. Parking is uncontrolled, with little public realm for communing.



2. Approach to the distinctive blue and white St. James' Church, adjacent "Embassy Ballroom" both formerly part of a bacon and ham curing factory. Large trees contribute to sense of place.



3. Edge of settlement approached from Carlisle Road, comprising red brick gable end and white semi-detached housing round play area. Pirelli factory visible in far left. The land in the foreground, edged with mature trees which sits between the edge of village and Cummersdale Copse could accommodate development. This would bring the settlement boundary colder to the road and a new gateway would need to be considered.



4. Mature trees provide enclosure for edge of settlement on north east. Land sloping away down to river valley through the trees.



5. Land slopes steeply down to former mill, now fabric works in the River Caldew valley bottom. The foreground land is very open and visible from Carlisle on the other side of the valley, which can be seen in the distance.



6. Southern edge of the village, with mature trees visible in the settlement and along hedgerows. Road access to this point is very narrow.



7. Wide expansive views south west from sub-station near The Oval.



8. View north from sub-station. Land slopes down in a north west direction. Pirelli factory can be seen in the distance through the hedgerow trees. This land is not sensitive in landscape terms.



9. View across sports field from corner of Cummersdale Common and village entrance road. There has already been encroachment on to this land.

Services and facilities: Detailed Information

Information provided by representatives of the Parish Council.

Convenience store

Mobile Shop

Post office

Nearest Post Office is in Dalston. Post box and phone box under review.

Village hall

Cummerdale Village Hall is used by the Embassy Dance Group, the Women's Institute and for carpet bowles and other social activities.

Church

St James Church is a satellite of St James Parish in Denton Holme.

Pub

Spinners Arms

Primary school

Cummersdale Primary School

Age Range 4-11 yrs

Number on Role (Sept 2011) 66

School Net Capacity 56

DfE No: 2019 Name of School: Cummersdale School

Projections	Reception	PAN	Total NOR	School Net Capacity
Jan-13	10	10	69	56
Jan-14	10	10	70	56
Jan-15	10	10	69	56
Jan-16	10	10	67	56
Jan-17	10	10	69	56

Projections use January 2012 pupil census and August 2011 General Practice Record.

Secondary school

Caldew School – 3 miles

Public transport – quality and frequency of services

Wreays Coaches and Stagecoach operate a daily bus service: 75 - Cotehill- Carlisle – Dalston. Seventeen times per day Monday to Saturday and 4 on Sunday's.

GP

Nearest available in Dalston (3 miles).

Dentist

Nearest available in Dalston (3 miles).

Tourist accommodation/ facilities

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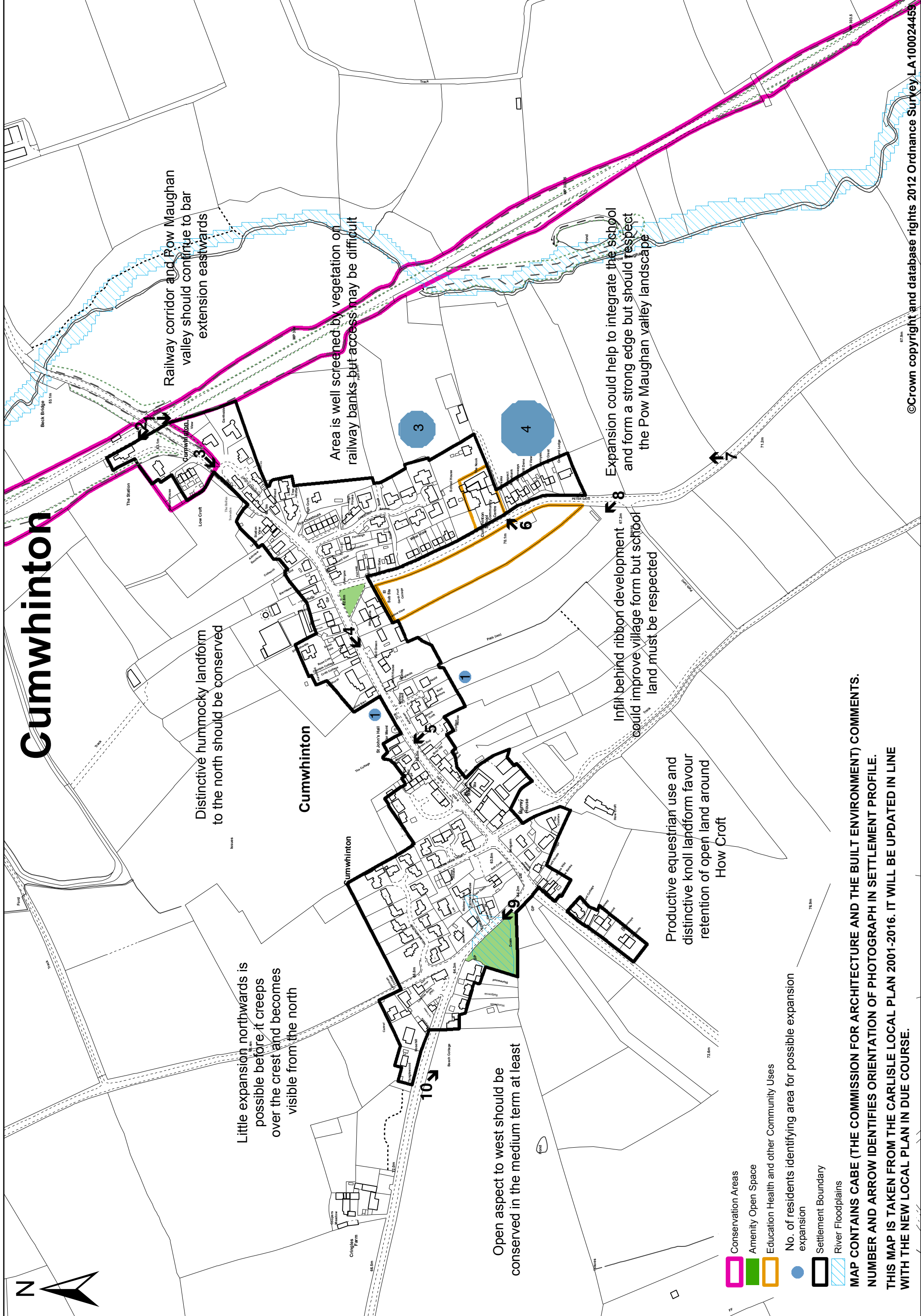
Cultural activities

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Mobile services

Mobile shop Library Service

Cumwhinton



Little expansion northwards is possible before it creeps over the crest and becomes visible from the north

Distinctive hummocky landform to the north should be conserved

Railway corridor and Row Maughan valley should continue to bar extension eastwards

Area is well screened by vegetation on railway banks but access may be difficult

Open aspect to west should be conserved in the medium term at least

Infill behind ribbon development could improve village form but school land must be respected

Expansion could help to integrate the school and form a strong edge but should respect the Pow Maughan valley landscape

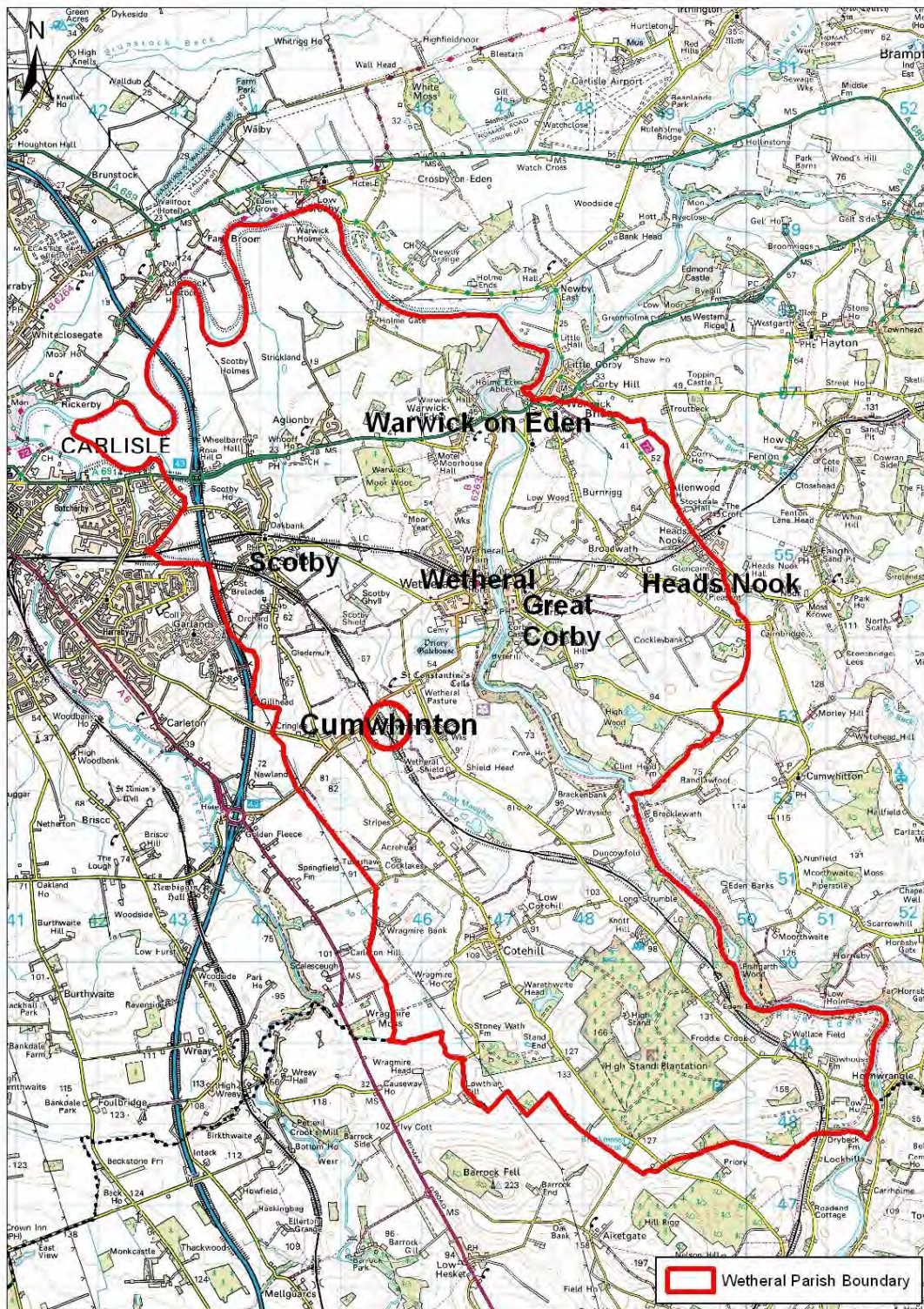
Productive equestrian use and distinctive knoll landform favour retention of open land around How Croft

- Conservation Areas
- Amenity Open Space
- Education Health and other Community Uses
- No. of residents identifying area for possible expansion
- Settlement Boundary
- River Floodplains

MAP CONTAINS CABE (THE COMMISSION FOR ARCHITECTURE AND THE BUILT ENVIRONMENT) COMMENTS. NUMBER AND ARROW IDENTIFIES ORIENTATION OF PHOTOGRAPH IN SETTLEMENT PROFILE. THIS MAP IS TAKEN FROM THE CARLISLE LOCAL PLAN 2001-2016. IT WILL BE UPDATED IN LINE WITH THE NEW LOCAL PLAN IN DUE COURSE.

CUMWHINTON

Figure 1: Location of Cumwhinton



Settlement Profile:**Strategic Position**

Cumwhinton sits one mile east of Junction 42 of the M6, and also has quick and easy access to Carlisle via Cumwhinton Road. Approximately 1.5 miles to the north lies Scotby and 1.5 miles to the east lies Wetheral, both classed and LCS in the Local Plan. The eastern end of the village lies within the Carlisle/Settle railway line conservation area, but the station has long since closed. There is an hourly bus service into Carlisle and the City is also within cycling distance.

General description of settlement

Development is concentrated mainly in ribbon form alongside the B6263, confined abruptly at its eastern edge by the railway, which is in a cutting with a redundant station where the road bridges over the line. The older buildings are built in the distinctive red sandstone of the area, with a few in rustic brown brick. Stone has also been used in some of the better recent buildings including the school extension but brick is much more common with some render. Recent housing development at Holme Farm Court and Holme Meadow use an attractive mix of sandstone render and brick, and are well laid out with spacious gardens. Central to the village is a small village green and nearby Lowther Arms pub.

Topographical and landscape context

The general topography of countryside around Cumwhinton is conspicuously hummocky, with three significant high points dispersed around the village itself contributing valuable landmarks and orientation. The land falls away to the east immediately beyond the railway to a minor valley of the Pow Maughan Beck. To the west there is a gentle climb to an enclosing ridge that excludes distant views and similar spatial containment is also present to the north.

Farming dominates the hinterland, mainly of livestock, and this has limited tree cover apart from substantial hedges and hedgerow trees. The railway cutting and embankment to the east are heavily vegetated, restricting distant views, and there is a small wood behind the Lowther Arms. Some diversification of farming is evident, with equestrian facilities most noticeable.

Biodiversity

The village is too small to expect much biodiversity, especially as it is surrounded by improved grassland, but the railway banks and adjoining Pow Maughan valley do contribute some interest and habitat value. Otherwise the principal habitat resource is the extensive network of field hedgerows under varying degrees of management intensity.

Tourist features/context

Cumwhinton does not attract much tourism. The Lowther Arms being a very good, small inn and there is a network of routes for local walks and equestrian activities. Close by are Cocklakes with has walks and ponds offering fishing at Carleton Hill fishery.

Settlement dependencies

Despite its small size Cumwhinton has a primary school, St John's Hall and a The Lowther Arms pub. It also has a small post office but there can be little prospect of further retail unless accompanied by significant growth. As it is, shopping and leisure pursuits are more likely to take residents to Carlisle or beyond. Rail travel is available at Wetheral, where there is little parking available, and Carlisle.

CABE¹ Pre-consultation Comments on Scope for new development

There is quite substantial land that could accommodate development relative to the existing size of the settlement but permitting this to occur quickly would readily become incongruous and change the character of the village. The hummocky nature of the topography is also a distinctive feature and should influence siting of new development by safeguarding the high points and preventing creep over the ridges into neighbouring fields.

The railway is such an emphatic edge on the east, closely accompanied by the small and sensitive Pow Maughan valley that, that eastward extension is not recommended. Similarly extension to the north and west cannot reach far before creeping over ridges, so development in the short to medium term should be confined to infill close to the B6263 on the north side and behind ribbon development south of the road: this latter space contains large private gardens so land assembly is complicated and development further south would possibly feel detached from the village and also must respect the land required by the school.

¹ Commission for Architecture and the Built Environment (CABE)

Community Consultation

A focus group meeting was held on 23/2/12 with members of Wetheral Parish Council including a representative of Cumwhinton village.

The Parish Council included a detachable comments page on the future shape of the villages in the Parish to their annual report that was distributed to all, including 480 households in Cumwhinton and Cotehill villages. There were 8 responses.

Comments made by respondents that were positive about further expansion included:

- expansion to the east of the settlement would allow for expansion of the school, development of a playground, parking for school 'drop off' and possible housing;
- a small amount of infill in private gardens would be tolerable; and
- further development should concentrate on central areas by the village hall and behind the school field.

Four respondents were not in favour of further development, expressed concern that Cumwhinton village had:

- expanded greatly over the last 30 years and that there are two new housing developments in progress including low cost housing and one pending for 14 houses, there being no need for more;
- several developments in the recent past most were on brownfield sites, with two most recent developments on greenfield sites;
- serious problem of flooding, drains are unable to clear flood water effectively, further development would intensify this problem;

- traffic congestion with both speeding and the lack of parking particularly during school drop off and pick up, there is a lack of parking for the school;
- problems of traffic congestion encouraging some drivers to use an inadequate single lane between the Stripes and the west of the village road used by farm vehicles which is in a very poor condition;
- no need for further development on the road frontage of the B6263, roads to Scotby and Cotehill or Cumwhinton Road;
- lack of facilities and employment; and
- with few people positive about development indicated by lack of response to the consultation limited need for more development.

The Parish Council have also expressed concerns regarding the former gypsum quarry (Cocklakes, about 1.25 miles south of Cumwhinton) and flooding to the land to the right of the village hall. This would need to be a consideration in identifying future sites for development.

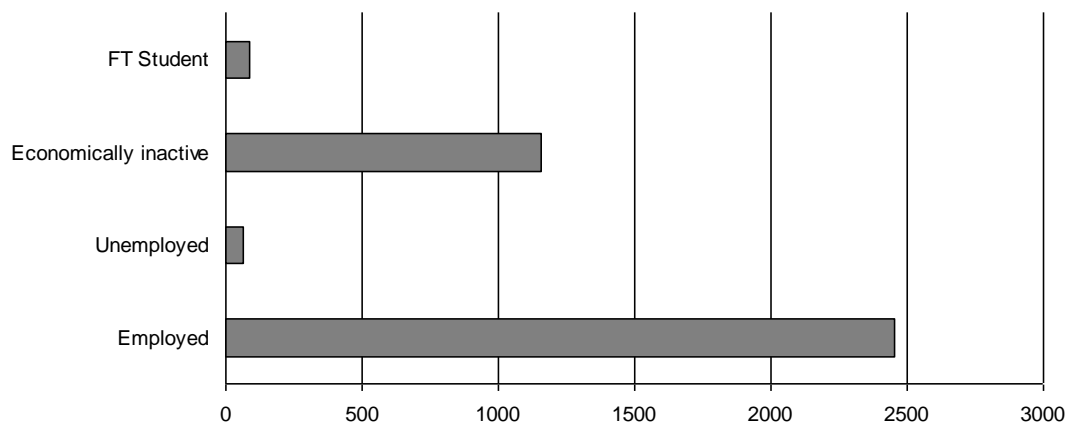
Community Led Planning Housing Needs Assessment (2010)

The Parish Council undertook community led planning in 2010. As part of this consultation a question was asked of all households: 'would you object to a small number of low-cost rented houses being built in the parish, to meet the needs of local people?' 75% of people who responded said that they would have no objection (from the whole parish not just Cumwhinton village). However, many expressed their concern that the existing low cost housing did not go to local families. For a full summary of responses go to end of document.

Socio-economic picture for Wetheral Parish Council¹

Population		5203
All dwellings		2252
Households with residents		2168
Second residence/holiday accommodation	30	
Average household size	2.37	
Average number of rooms per household	6.33	
Owner occupied tenure	1872	
Rented from Council or housing association	113	
Rented from private landlord	183	
Average distance travelled to fixed place of work		16.02 miles

Figure 2: Economic activity aged 16-74²



¹ Sourced from 2001 census data, Office for National Statistics 2010

² Economically inactive includes retired, student, looking after home/family, permanently sick/disabled and other

Pictures:



1. The railway cutting is a definite eastern edge to the settlement that extension in that direction is discouraged, although vegetation on the banks is a useful screen for development west of the line.



2. The former railway station is an attractive building. It feels isolated from the village, open land is visible behind.



3. Recent development respects the local building material.



4. There are old and interesting buildings alongside the B6263.



5. St John's Hall and war memorial have a charm and character, as does the distinctive hummocky landscape to the north.



6. The attractive school has been extended in appropriate materials and adds vibrancy but feels rather detached from the village centre.



7. Field to the south of the school.



8. Field to the east of the school and south of the central section of the settlement.



9. The attractive Lowther Arms Country Inn and nearby village green give the western end of the village good focus.



10. Open land west of the village.

Services and facilities: Detailed Information

Information provided by representatives of the Parish Council.

Convenience store

Cumwhinton Village Shop and Post Office is on the B6263 near the corner of Peter Gate.

Post office

The Post Office forms part of the Village Shop.

Village hall

There is a village hall with main hall and kitchen, cloak room and no car park. There are a number of classes on offer for the community including; Rainbows, yoga. The hall has been recently re-decorated, has a stage and modern fully fitted kitchen. The hall capacity is 100. It has a public address system with induction loop.

Church and Parish Rooms

No church the residents tend to go to either Scotby or Cotehill

Pub

The Lowther Arms

Primary school

Cumwhinton Primary school is over subscribed, pupils from the village and Cotehill attend, many travel from the east side of the City/Parklands Village. 151 on roll Age 4-11 years (2012)

DfE No: 2020 Name of School: **Cumwhinton School**

Projections	Reception	Planned admission Numbers	Total Number on Role	School Net Capacity
Jan-13	20	20	153	140
Jan-14	20	20	158	140
Jan-15	20	20	161	140
Jan-16	20	20	158	140
Jan-17	20	20	157	140

Projections use January 2012 pupil census and August 2011 General Practitioner Record.

Secondary school

No. Pupils travel by bus to Caldew School, Dalston William Howard School at Brampton or to Richard Rose Central Academy in Carlisle.

Public transport – quality and frequency of services

To Carlisle - One per hour until 6pm, every 2 hours thereafter until 23.47. 75 Wetheral to Cumwhinton to Cumwhinton- 2 bus companies

GP

There is not a doctors surgery in Cumwhinton, however, residents would travel either into Wetheral where the surgery is part of Brampton Medical Practice or to various medical practices in the east of Carlisle. Also doctors surgery at parkland Village.

Dentist

No dental practice in the village. Residents travel to Wetheral, Brampton or Carlisle.

Tourist accommodation/ facilities

1 B&B, 2 rooms in the Lowther Arms public house.

Cultural activities

There are a number of clubs within the village including Rainbows, Friendship group, yoga, Bingo and WI groups.

Mobile services / Businesses

Bespoke kitchen services, horse livery stables, milk farm.

RESPONSES FROM WETHERAL PARISH COUNCIL HOUSING NEEDS ASSESSMENT QUESTIONS - 2010

A collation of the written responses to the question: 'would you object to a small number of low-cost rented houses being built in the parish, to meet the needs of local people?'

75% of people (from the whole Parish) who responded said that they would have no objection.

Cumwhinton Village:**Comments and concerns relating to...****The need for affordable housing in the area****Housing for local people**

- I would not object if the people are indeed local !
- The location would be critical. Would they be for local workers only?
- Would be OK if only for people from the Parish.

The suitability of the area for affordable housing

- Pressure on existing facilities.
- Too much building already.
- Village is big enough

The design, size and location of affordable housing

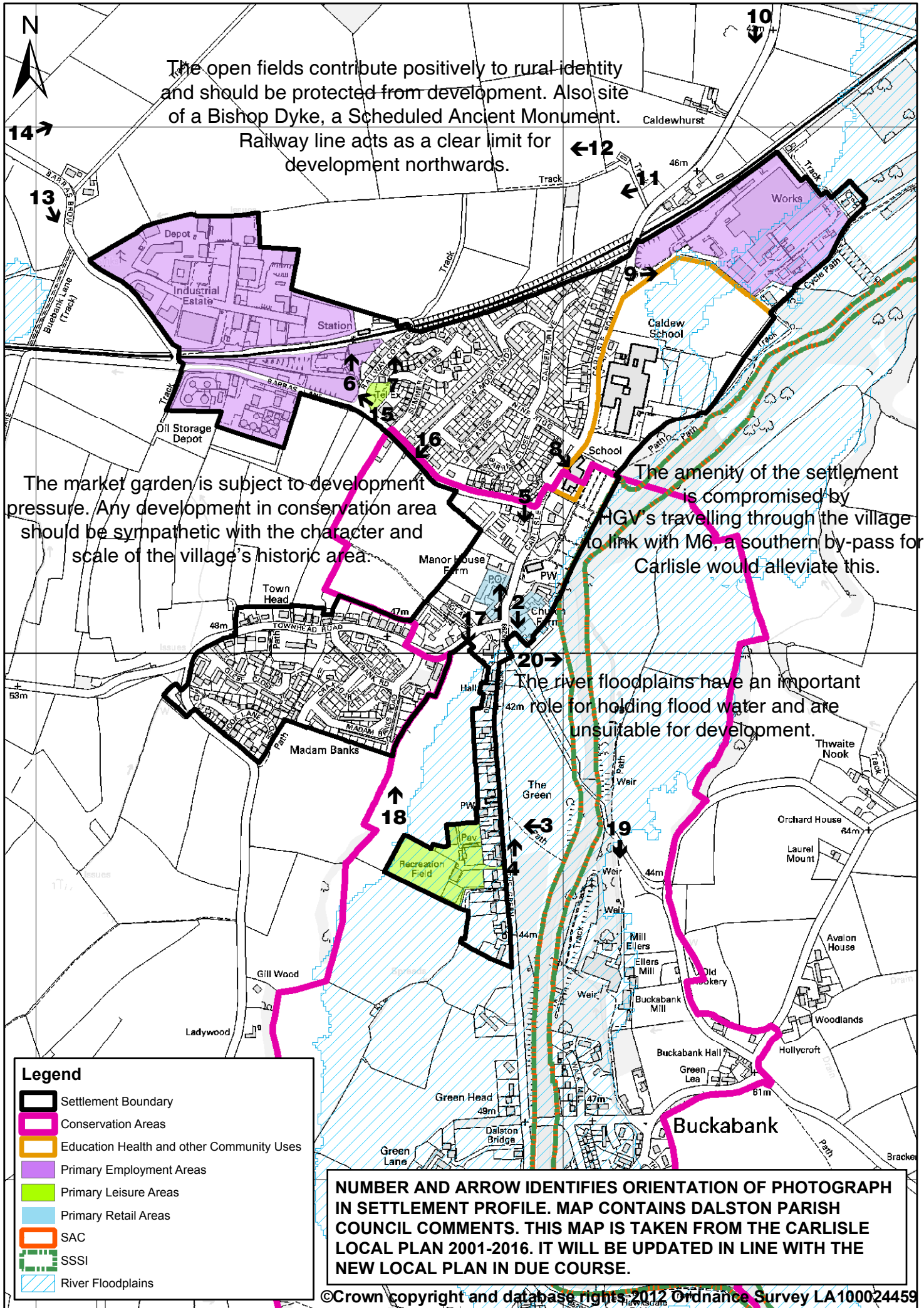
- Area identified is adjacent to our house.
- It all depends where they were built.
- More traffic
- There are plenty of houses for sale at the moment and more would spoil a lovely village.
- Would depend on size of homes and areas taken up
- Would be subject to location and consultation.

The tenants and residents of affordable housing

- I feel bad saying it, but low-cost usually reduces the standard of behaviour.
- Tenants of low-cost rented houses do not look after their properties.
- There are many areas in and around Carlisle in which to live. Forcing cheaper homes and associated non-working tenants on the Parish will cause antisocial behaviour for nearby residents. Living in a "nice area" should be a privilege which has been earned, and not provided as a right.

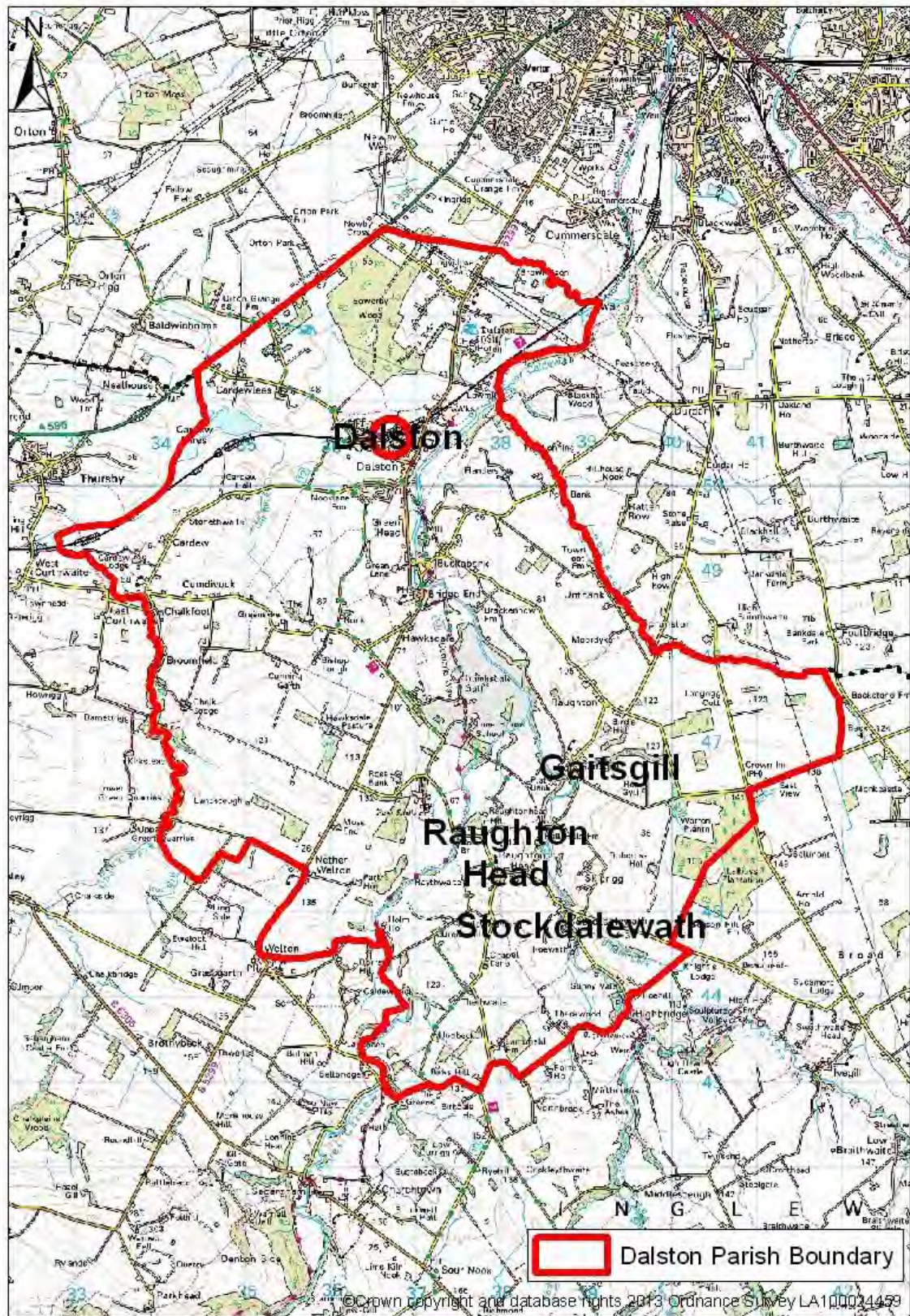
Misc

- Only if they build on Cumwhinton school playing field !
- So long as it is done with consideration towards existing inhabitants.



DALSTON

Figure 1: Location of Dalston



Settlement Profile:**Strategic position**

Dalston is situated just under 5 miles south southwest of Carlisle centre. It is on the north-south B5299 at junctions with three minor roads to west and east. It is important as a service centre for a wide area south of Carlisle. It has a railway station on the Cumbrian coastal line. It has significant employers and is situated on a long distance trail accessible from Carlisle.

General description of settlement

Dalston has developed incrementally from a ribbon linear settlement along the B5299 in two main areas (between the railway, Station Road and Carlisle Road and in the arc created by Townhead Road and Nook Lane). The railway line has acted as the settlement boundary for housing.

The centre is at a pinch-point created by the river and its floodplain to the east and an area of market gardening to the west. The Square comprises an attractive mix of mainly 2 with some 3 storey buildings of sandstone and pastel coloured render with the distinctive church forming an important focal point at one end. Parking in The Square is uncontrolled, which may cause uncertainty, but avoids the need for painted white lines in this important historic centre.

The Green forms an important oval-shaped open space south of The Square lying between the river and the B5299. It is attractive and inviting and contrasts with the denser historic fabric of The Square.

The un-manned station is to the north west of the centre of the settlement, where a small level of random industrial development is located. The access to the station is via a steel fabrication business and is consequently unattractive for pedestrian use.

The Nestlé factory is a dominant feature in views of the settlement from some directions. The Barras Lane industrial area is on the outskirts, adjacent to the oil storage depot to the west and is relatively low profile.

There are a range of shops and services in the settlement with a primary and a secondary school as well as an independent school nearby. The main general store is a newly developed Co-op. A large veterinary practice serves the wider area.

Topographical and landscape context

Dalston is surrounded by a gently undulating agricultural, pastoral landscape with small copses, intact ancient hedgerows and some larger areas of woodland. The land slopes down to the river valley and from the north.

The river valley is an important, attractive corridor with pedestrian and cycle access. The river floodplain covers much of the land to the east of the B5299 (including some land occupied by Nestlé, the secondary school playing fields and all the properties along The Green, the recreation ground and behind.)

Biodiversity

The River Caldew forms a significant and attractive watercourse flowing in a south to north alignment to the east of the settlement. The river valley is a SSSI.

There is good tree cover in the older parts of the settlement and the cemetery and gardens provide diversity. The school playing fields and recreation field (both partially in the river flood plain) provide areas of managed grassland in the settlement.

There is variety in the wider area with intact ancient hedgerows, small copses and a larger area of woodland, Sowerby Wood to the north and woodland associated with the Dalston Hall and the contiguous Brow Nelson Wood.

Tourist features/context

The Cumbrian Way passes through the settlement, bringing walkers and cyclists to Dalston. There are good footpath connections and the river is an attraction.

There is little obvious accommodation on offer other than the Dalston Hall Country House Hotel. This ancient building dating from the 15th Century is adjacent to a golf course, camp site and holiday caravan park.

Rose Castle, home to the Bishops of Carlisle for over 800 years, is nearby and can be visited if permission is gained in advance.

Settlement dependencies

Nearest settlements include: Cardewlees (1.9 miles); Cummersdale (3.0 miles); Gaitsgill (3.1 miles); Durdar (3.3 miles), Raughton Head (3.4 miles); Great Orton (4.3 miles).

Dalston provides services for a number of the surrounding smaller settlements and the wider agricultural community. It is relied upon by smaller settlements for services. Carlisle serves the area for a wider range of shops and services.

The success of the secondary school is such that there is movement from South Carlisle to Dalston by some schoolchildren.

CABE¹ Pre-consultation Comments on Scope for new development

A significant part of the settlement south of the primary school is covered by a conservation area. Land to the east of the B5299 and some further west along The Green falls in the river flood zone. These features add to the attractiveness of the settlement and provide constraints on development in some areas. There is potential from a landscape point of view of considering other areas, but it is recognised these will not be without controversy and they all would require further professional judgement.

The station's role should be considered, opportunities to create more of an entrance and pedestrian-friendly access should be taken if they arise.

An area that could be considered for development from a landscape point of view is south of Station Road, across to Townhead Road. The land in the conservation area, currently down to market gardening may be less easy to develop because of current land-use but could also be considered (subject to Planning Application, April 2013).

Community engagement will be critical to the furthering of proposals, especially as there is a well-developed community aspiration set out in the parish plan.

Community Consultation

Focus group meetings with members of Dalston Parish Council were held on 3/10/12, 26/2/13 and on the 22/3/13. Of concern to all is the potential for urban sprawl to the south of Carlisle and the adverse impact on the rural character of Dalston if it were to encroach any further. It is of primary importance to the village that its rural nature is maintained, and that the open fields to the north from the railway line to Sowerby Wood and beyond to Peter Lane, are not developed, in order for there to be clear margin of separation between Dalston and Carlisle. This area of open countryside is fundamental in creating and maintaining the rurality of the Dalston. The views of the landscape travelling south from Carlisle and east from Cardewlees are very important and must be protected. This area also contains a scheduled listed monument, Bishop's Dyke, which is a pre medieval defensive earthwork boundary that runs south from Dalston Hall to Barras Brow and beyond to Shalk Beck, it is well documented that other important archaeological remains are located within this area, such as Barras Gate. Development in this area would be unacceptable.

Dalston representatives felt strongly that Peter Lane should be the barrier to development south of Carlisle. They also suggested that brown field sites should take precedence to building on green field sites. Dalston's traffic problems are already set to be exacerbated by the planned development of South West Morton and the cumulative impact of other developments to the south and west of Carlisle, which will greatly increase traffic flows through Dalston to and from junction 42 of the M6. Priority should be given to the urgent need for a southern by-pass for Carlisle.

It was strongly felt that the land currently designated for employment should be reserved for small businesses serving a local need. Businesses that serve the whole Carlisle District would be more sustainably placed in Carlisle's industrial estates. The Barras Lane estate is accessed by difficult narrow roads and bridges, which create dangerous pinch points. A cement mixing company was cited as a recent example of an inappropriate occupant of the Barras Lane site, as it creates many heavy vehicle movements a day, delivering cement to the entire Carlisle District and beyond despite of the current weight restriction. Heavy vehicle movements seriously prejudice the amenity of the Dalston Conservation area. The Oil Depot, Nestle and the Barras Lane site relate poorly to the rest of the village. The Planning Authority should seek to place industrial development in areas of Carlisle City that have the required infrastructure to cope with it. Industrial development is inappropriate in a rural village such as Dalston.

Services and shops that provide adequately for the needs of the village are located around the historic square of Dalston. The Parish Council has a long standing aspiration to improve the public realm of The Square by making it more pedestrian friendly, removing some of the parking spaces and enhancing its historic fabric. In order to achieve this the Parish Council has recently constructed a new car park to replace any spaces that may be lost in The Square.

The focus group felt that Dalston might be able to accommodate some housing development for local needs over the local plan period, however it is fundamental that any development is of a scale and design appropriate to Dalston and its Conservation Area, with its essential historic and rural character. The focus group felt that if housing in the Carlisle District is required it should be focused in Carlisle. The focus group pointed out that the primary school was currently full and projected to be for at least the next five years, which may limit sustainable development in the village.

Raughton Head has a primary school and church, but is a small hamlet with no other services. The question of whether Raughton Head could or should grow to sustain more services was considered. However it was felt that small scale development in Raughton Head, Gaitsgill and Stockdalewath is something that should be consulted upon with the local residents. Any development should support a local need.

The Parish Council has committed to undertaking a Neighbourhood Development Plan, and is keen to work alongside the City Council and fully engage in Local Plan production process to make sure that the Local Plan and the Neighbourhood Plan plans reflect the aspirations of Dalston Parish and conform with each other.

Dalston Parish Council has undertaken a Village Design Statement. Whilst this did not receive approval to be adopted as a Supplementary Planning Document it is a valuable body of information that could be used in a Neighbourhood Development Plan (NDP). New development should seek to harmonize with the predominantly 18th and 19th century building that gives Dalston its strong sense of place, this is especially true for any new development within the conservation area.

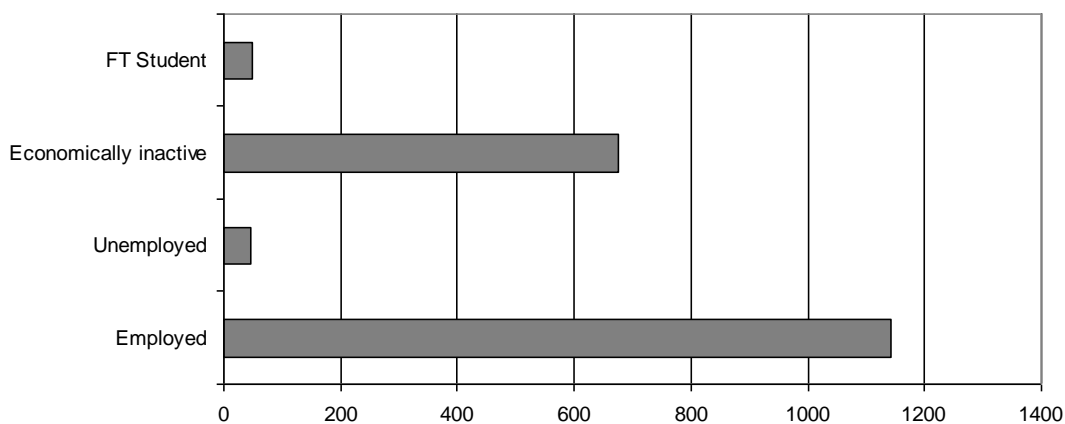
The priorities and aspirations of the Parish Council for Dalston may be summarized as follows:

- protect the rural identity of Dalston Village and Parish;
- protect the green belt between Dalston and Carlisle, The railway line and existing employment land must act as the boundary for development to the north of the village;
- make sure housing development is appropriate and proportionate to the village, and that there is a proven local need for it;
- make sure employment land occupants do not prejudice the amenity and rurality of the village and its conservation area;
- protect and seek to enhance the amenity of Dalston Conservation Area at all times;
- make improvements to The Square to create a first class historic public realm at the centre of the Village, with the emphasis on pedestrians rather than motor vehicles; and
- support the case for a southern by-pass of Carlisle at Peter Lane, to alleviate the current traffic issues of the village which prejudice its amenity.

Socio-economic picture for Dalston Parish Council¹

Population		2643
All dwellings		1137
Households with residents		1102
Second residence/holiday accommodation	5	
Average household size	2.31	
Average number of rooms per household	6.17	
Owner occupied tenure	862	
Rented from Council or housing association	90	
Rented from private landlord	150	
Average distance travelled to fixed place of work		16.24 miles

Figure 2: Economic activity aged 16-74²



¹ Sourced from 2001 census data, Office for National Statistics 2010

² Economically inactive includes retired, student, looking after home/family, permanently sick/disabled and other

Photographs



1. The Square, Dalston, (looking north) which narrows to the south and through which the B5299 passes. The Square is comprised of mainly 18th and 19th century buildings however some predate this, most of the buildings are listed. The red sandstone St. Michael's Church dating from the 13th century is located at the northern end. The Square is at the centre of the wider conservation area. Many of the shops and services are located here. The Parish Council has a long standing aspiration to enhance the public realm of The Square and to make it more pedestrian friendly.



2. Looking south from The Square. The tree-edged River Caldew flood meadows on the left is overlooked by attractive 18th and 19th century residential properties which all add to a strong sense of place for Dalston.



3. 18th and 19th Century properties on The Green, overlooking the flood meadows.



4. Looking north towards The Square. Listed residential properties on The Green, overlooking the flood meadow.



5. Dalston Post Office at the junction of the B5299 with Station Road. Looking towards The Square. Church bell tower just visible in the distance.



6. Concealed access to the station, immediately adjacent to Mallinson Fabrications. Pedestrian route marked off from edge of vehicular access.



7. Railway Cottages, showing sensitive and harmonious infill next to traditional cottages backing on to Mallinson works.



8. St. Michael's Church of England Primary School, situated next to Caldew School.



9. Nestlé works on B5299, showing continued development. Many heavy vehicle movements are generated from this factory.



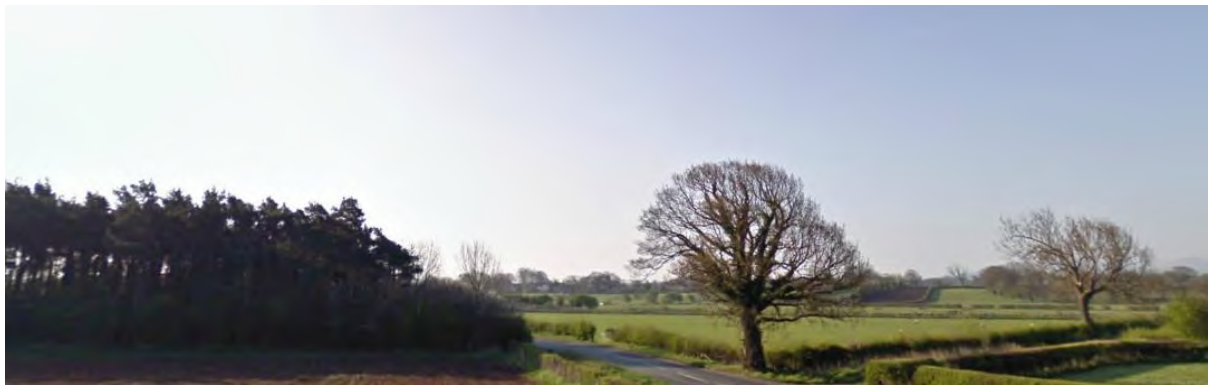
10. Approaching Dalston from the north along the B5299. Incidental farmhouse with pasture and Nestlé works in middle distance, (visible from various points round Dalston). Trees in foreground form edge of woodland round Dalston Hall Country House Hotel. A Scheduled monument runs south from here to Barras Brow and beyond to Shalk Beck. The Lake District fells are clearly visible when fair. This view contributes positively to Dalston's sense of place.



11. Land west of B5299 and railway opposite Nestlé works north of Dalston. These open fields with copses and ancient hedgerows give Dalston its strong sense of place and rural character. Important to protect this open space from development.



12. Looking west towards Barras Brow. Land north of track running parallel to railway line. Distant industrial area well screened by trees on left delineates settlement boundary to the north. Edge of Sowerby Wood on right. (See also photo 14.) This is an important area to protect from development as it maintains Dalston rurality, and provides a clear separation between Dalston and Carlisle. It also provides a high amenity area for public recreation and enjoyment via several public footpaths.



13. Looking southwest from Barras Brow, trees screen small industrial estate creating a strong settlement boundary. Bishop's Dyke, a Scheduled Listed Monument runs from the north to south through this area and is protected from development.



14. View east from Barras Brow. Nestle works just visible in distance. Open fields protect Dalston's northern edge from amalgamating with Carlisle.



15. Edge of Dalston looking west on Station Road where access to station emerges on right. Oil Storage depot in distance on left.



16. Market gardening area on Station Road within conservation area, backs onto properties in The Square.



17. View from car park south over open ground to recreation field and pavilion in distance. Lower land on left is in the river floodplain, Enclosure provided by Madam Banks and trees on right. On a fair day the Lake District fells are clearly visible.



18. View from Dalston Show field looking north to slope of Madam Banks and housing above.



19. View of mill stream, this is an important and attractive historical feature of the settlement.



20. View of flood meadow at the centre of the village helps to create Dalston's rural character and provides an uninterrupted link with the river.



21. (Not on Map) The area between Dalston and Peter Lane should be left undeveloped to ensure that the settlements do not merge. This landscape is important to protect, as it is a valuable green space and heavily wooded, providing a high level of amenity for Dalston as well as Carlisle.

Services and facilities: Detailed Information

Information provided by representatives of the Parish Council.

Convenience store

Dalston is designated as a Local Service Centre. It has a number of facilities including a convenience store (opening hours 8.00-22.00), chemist, baker, butcher and building society etc.

Post office

Opening Hours 9.00-17.30 Mon-Fri, 9.00-12.30 Sat.

Village hall

Dalston Victory Hall, large main hall and two additional rooms. Used for public meetings, socials, classes, plays and exhibitions.

Recreation Ground, containing a bowling club, tennis club, children's play park, football field and a reasonably new recreation building which serves for the playgroup (Mon, Wed Fri mornings), classes, cubs, scouts, guides etc. All of these are used by the satellite communities. The playground is in the process of redevelopment.

St Michael's Pre-school Nursery. It is held in the Recreation Hall and meets Mon, Wed and Fri from 9.15 am to 3.00pm. Number On Roll: 20 in the mornings 12 in the afternoons, 20 max. at full capacity in the mornings.

Church

- St Michael's Church (Church of England – Anglican)
- Dalston Methodist Church

Pub

Bluebell Inn and Bridge End Pub

Primary school

St Michael's Church of England Primary School – 215 on school roll.
 St Michael's pre-school nursery
 Limehouse School – fully independent co-educational school for boarding and day pupils.

DfE No: 3007 Name of School: **St Michael's CE Primary Dalston**

Projections	Reception	Planned Admission Number	Total Number on Roll	School Net Capacity
Jan-13	30	30	215	210
Jan-14	30	30	212	210
Jan-15	30	30	213	210
Jan-16	30	30	210	210
Jan-17	30	30	210	210

Projections use January 2012 pupil census and August 2011 General Practitioner Record

Secondary school

Caldew Academy – A Business and Enterprise School with 1000 pupils on the school roll.

Public transport – quality and frequency of services

One train per hour to and from Carlisle and West Cumbria.
 One bus per hour until 11pm.

GP

Dalston Medical Practice, Opening Hours: 8.00-18.30 Mon-Fri.

Dentist

Dalston Dental and Cosmetic Practice. Opening Hours 9.00-18.00 Mon-Thurs, 9.00-13.00 Fri.

Tourist accommodation/ facilities

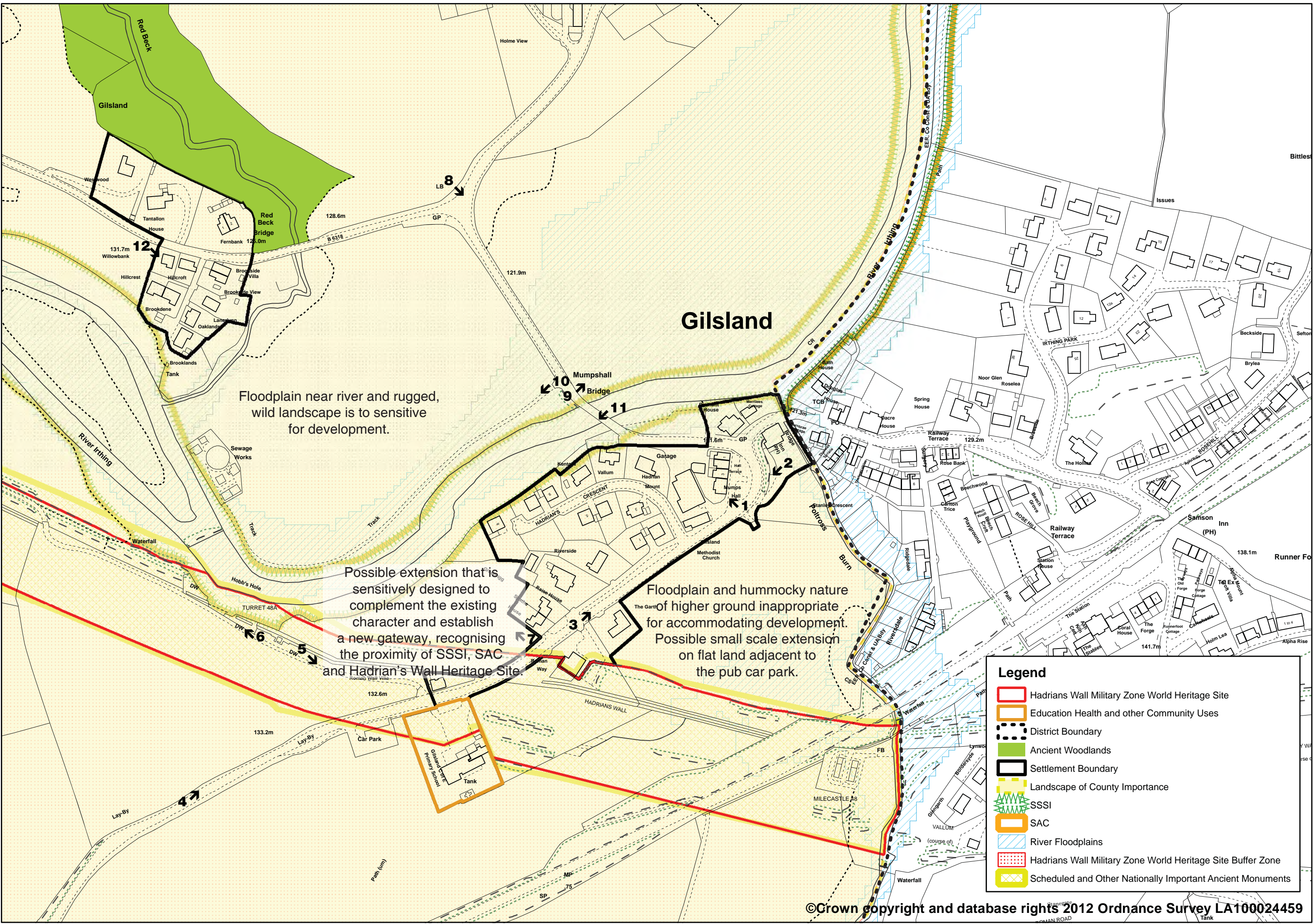
-Dalston Hall
-Hawksdale Lodge

Cultural activities

Many clubs and societies, Dalston Festival, Dalston Show, regular cultural performances in Village Halls and Church's.

Mobile services

Dalston Mobile Library.



Floodplain near river and rugged, wild landscape is too sensitive for development.

Possible extension that is sensitively designed to complement the existing character and establish a new gateway, recognising the proximity of SSSI, SAC and Hadrian's Wall Heritage Site.

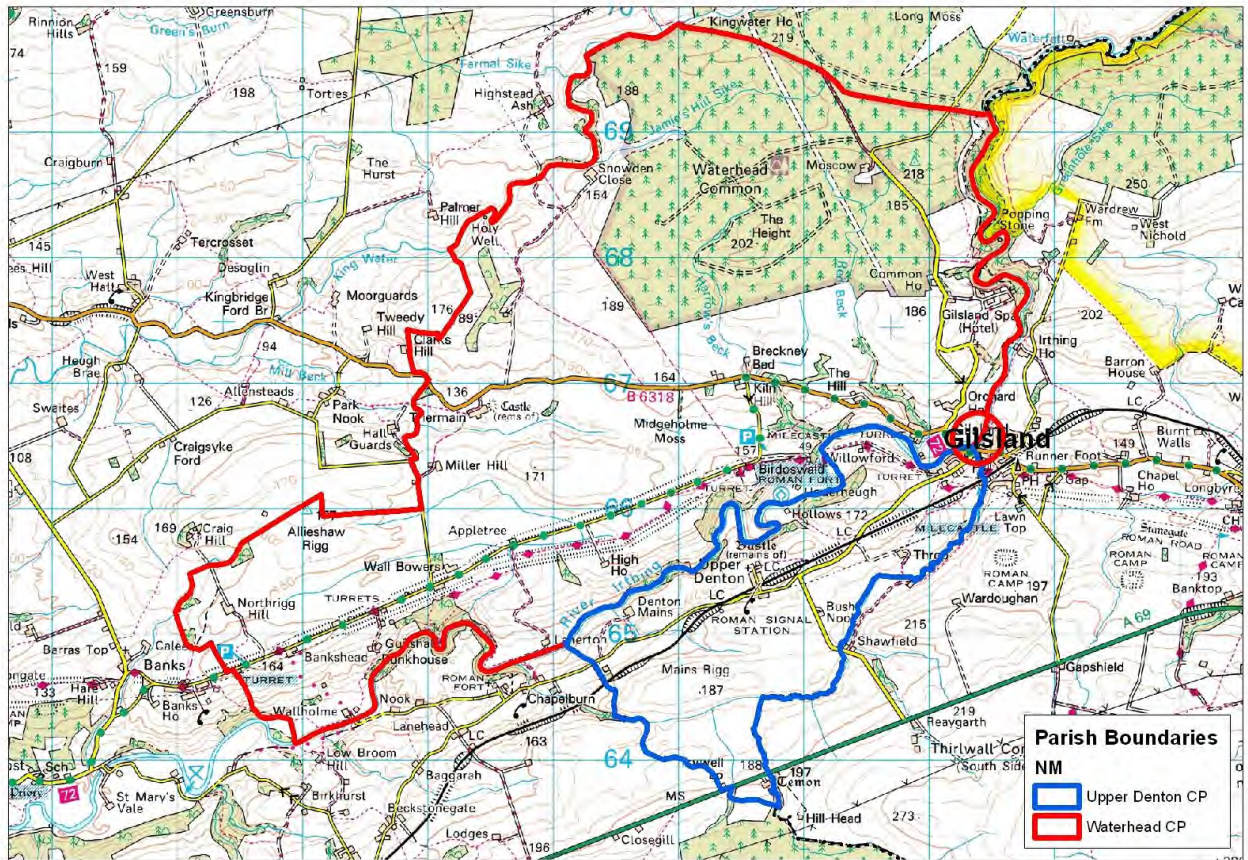
Floodplain and hummocky nature of higher ground inappropriate for accommodating development. Possible small scale extension on flat land adjacent to the pub car park.

Legend

- Hadrian's Wall Military Zone World Heritage Site
- Education Health and other Community Uses
- District Boundary
- Ancient Woodlands
- Settlement Boundary
- Landscape of County Importance
- SSSI
- SAC
- River Floodplains
- Hadrian's Wall Military Zone World Heritage Site Buffer Zone
- Scheduled and Other Nationally Important Ancient Monuments

GILSLAND

Figure 1: Location of Gilsland



Settlement Profile:**Strategic position**

Gilsland is 15 miles north east of Carlisle and 12 miles west of Hexham. Gilsland straddles the border between Cumbria and Northumberland, at the western extremity of Carlisle district and Cumbria County. Local matters are complicated by the presence of two county, two district and three parish councils. There is a county sign on the bridge in the middle of the village where Cumbria meets Northumberland. The majority of residents live on the Northumberland side and tend to 'look east' to Haltwhistle, Hexham and Newcastle rather than west to Brampton and Carlisle.

The settlement is approached by minor roads off the A69T, which provides access to Carlisle and Hexham. From Gilsland, minor roads head off north and north west as well as south east to nearby Greenhead (in Northumberland). The village is rather isolated as apart from occasional farm houses, Gilsland is the northernmost settlement for about 50 miles, with large tracts of forestry with popular public footpaths, cycle trails and bridleways to the north eventually linking with Kielder Forest and forestry and moorland to the south.

Bus services are plentiful from Easter to October based on tourist requirements, but in the winter months Gilsland is less well served by bus services, whilst the railway station has been closed for many years and is now converted to a private residence.

Gilsland has strategic historical significance and is situated on Hadrian's Wall. As there is evidence of the wall and the settlement is on the edge of dramatic landscape, this creates a tourism focus for the village.

General description of settlement***This description covers the Cumbria side of Gilsland.***

Gilsland developed as a gradual amalgamation of hamlets during the 19th Century. Some hamlets, although nominally Gilsland are still isolated from the rest of the settlement, such as the cluster of houses round the Red Beck Bridge area to the north west of Mumpshall Bridge, the main bridge over the River Irthing.

The settlement has a picturesque and dramatic setting on the banks of the River Irthing and the Poltross Burn. The buildings nestle in the lower part of the valley and many of the older houses are constructed of local, distinctively-coloured, grey stone, also used for low walls in the village and along the roads. More recent housing in Hadrian's Crescent overlooking the river and visible from the road north are pale render. There is therefore a variety of residential properties, including larger houses, smaller terraces and some bungalows in the more recent growth. It is surprising that at least the older part and bridge are not contained within a conservation area.

The Red Beck Bridge area of the settlement comprises a broader range of materials and colour in the built form, with some bungalows and some 2-storey houses.

From everywhere in the village, the expansive, wild landscape backdrop of open grassland and moor with groups of hilltop trees is visible. The distinctive landscape is as much the determining element of the character of the village as the built form.

Houses, gardens and small areas of amenity space are all well-maintained and there is an impression of affluence on this side of the village as many of the houses are large.

The primary school is located on the south western edge of the village and has a nursery. This is a relatively recent building, although Gilsland has had a school since the 1870's.

St. Mary Magdalene's Church is set away from the main settlement near the Gilsland Spa Hotel, built in Early English style. The milecastle stands on the south bank of Poltross Burn, and a water mill within the village used the burn's water to power the grinding of corn throughout the 19th Century.

Topographical and landscape context

The settlement sits at the confluence of the Poltross Burn and River Irthing. The Poltross Burn is a tributary of the River Irthing, which rises on Denton Fell and flows north-east, joining the Irthing at Gilsland. The valley is wider at the confluence where Gilsland is sited, but steep sided up and downstream.

The River Irthing rises in the hills in Border Forest Park, and flows south defining the border between Northumberland and Cumbria. The river flows into a sandstone gorge and after flowing through Gilsland, its course turns west and is lined with sites from Roman Britain, including Birdoswald Fort, at the top of the steep gorge carved out by the river.

River floodplains come close to the settlement edges; in the north from the River Irthing and along the Poltross Burn and south of the settlement.

The wider landscape is rugged, expansive, with hummocks and knolls. There are long-ranging views out across the grazed rough pasture and moor. Incidental clumps of trees, often on hill tops and tree-lined deep valleys form a contrast to the smooth grazed landscape. The glacial landform is still actively being eroded; there are distinctive glacial landforms. The woodland is deciduous and the native red squirrel is under threat from the grey.

The area is geologically diverse, with limestone, sandstone and shale outcrops in river gorges and crags, while the igneous layer of the Whin Sill creates further rugged outcrops, contributing to the distinctive landscape of the Hadrian's Wall country.

The steep-sided valleys are heavily wooded with deciduous woodland. There are areas of coniferous plantation to the north and south. There is an area of ancient woodland to the north of the Red Beck Bridge settlement along the Red Beck.

There are large tracts of open access land to the north and south of Gilsland. The entire settlement is contained within the landscape of county importance designation and the Hadrian's Wall Military Zone World Heritage Site, with important relics runs south of the main part of the settlement, between the river and the school. The village is contained within the Hadrian's Wall buffer zone.

Biodiversity

The River Irthing and its many tributaries provide a comprehensive network of woodland bisecting the less diverse rough grazing pasture. Areas of moorland provide further habitat variation. The valleys are mainly deciduous and there are Forestry Commission planted coniferous plantations in the wider area as well as peat bog. The Red Beck valley supports ancient woodland and there is more ancient woodland further up the Irthing valley managed by the Woodland Trust.

The River Irthing valley is part of the River Eden and Tributaries Site of Scientific Interest (SSSI, nationally important for wildlife and geology) and designated Special Area of Conservation (SAC, internationally important for wildlife).

The river supports trout salmon, and otter. The local area is a haven for wildlife including red squirrels, foxes, badgers and deer, while abundant birdlife includes curlews, dippers and sand martins.

Tourist features/context

The village provides an amenity centre for visitors to Hadrian's Wall and other historical and landscape features in the area. It is well-placed for visiting the Eden Valley, the North Pennines, Northumberland National Park and the Scottish Borders. Gilsland itself contains many other interesting and historic buildings and sites, although without designated heritage status. The surrounding landscape is spectacular and bus tours pass through the village.

The Roman fort of Birdoswald is nearby and there are numerous other castles in the area. A new metal bridge was built over the River Irthing at Willowford to provide a pedestrian route from Gilsland to Birdoswald. The Poltross Milecastle" nestles between a swift-running stream, and the Tyne Valley railway line.

The area around the Gilsland and Greenhead villages has a network of quiet country lanes and forest tracks, perfect for those exploring the countryside on bike and The Hadrian's Wall Cycleway and Pennine cycleway lead cyclists through Gilsland. There are opportunities for salmon and trout fishing on the rivers.

Just north of the village is Gilsland Spa Hotel, located as a tourist attraction for the beautiful scenery, and the chalybeate and sulphur springs. It is owned by the Co-operative group and was established in 1901 as a convalescent home for Co-operative society members. The hotel's large car park is available for visitors to the wooded grounds and the Popping stone, where Sir Walter Scott is said to have proposed. An hotel was built on this site in the 1740s, making the area a popular summer resort by the 1790s and providing a nucleus for the accumulation of guest-houses found in Gilsland. The opening of a railway station in the 1830s led to a further boom in tourism. There are B&Bs in the area.

Settlement dependencies

Gilsland Primary School serves the communities of Gilsland, Low Row and Upper Denton as well as wider afield. A school first opened in the village in 1874 to serve the village community. The Bridge Inn pub is at the road junction in this side of the village.

There are no other services in the Cumbria side of the village. A mobile post office attends the village. There is a village store on the Northumbria side of the village that has now closed.

Many locals earn their living from business associated with the visitors to the Hadrian's Wall World Heritage Site, but depend on Carlisle, Hexham, Brampton and Haltwhistle to provide services.

Comments on scope for new development¹

The scope for new development needs to be based on two important, but different issues. The first is the very distinctive and special landscape in which the settlement sits. Growth of any type will need to take this into account in terms of design quality and appropriateness for the place. The second is the need to engage in discussion with the adjoining district council as the majority of the properties lie in Northumbria. A co-ordinated plan from growth is essential, not piecemeal on either side of the county boundary.

On the Cumbria side, the new Local Plan does not identify any sites for development for the next 15 years. Windfall developments will be assessed on their own merits through the planning process as and when they come forward.

The Commission for Architecture and the Built Environment (CABE) identified some potential for development if growth is accepted as desirable. A triangular area of land bordered the river and the Hadrian's Wall Zone on the western edge of the village could accommodate development if designed very sensitively as this is quite a visible site and would form the new view on arrival at the settlement from the west.

Most of the land south of the settlement boundary is inappropriate for development, because of the hummocky and therefore visually obvious nature of the higher ground and the river flood plain in the lower ground. There is an opportunity for one or two residences off the pub car park.

The northern edge of the settlement borders the River Irthing. There is no opportunity for even infill development here. Development on the far side of the river is constrained by floodplain near the river, but more fundamentally by the high quality and sensitivity to development of the landscape, into which it would be inappropriate to locate houses or other built form.

¹Comments made by the Carlisle City Council policy planners

Community Consultation

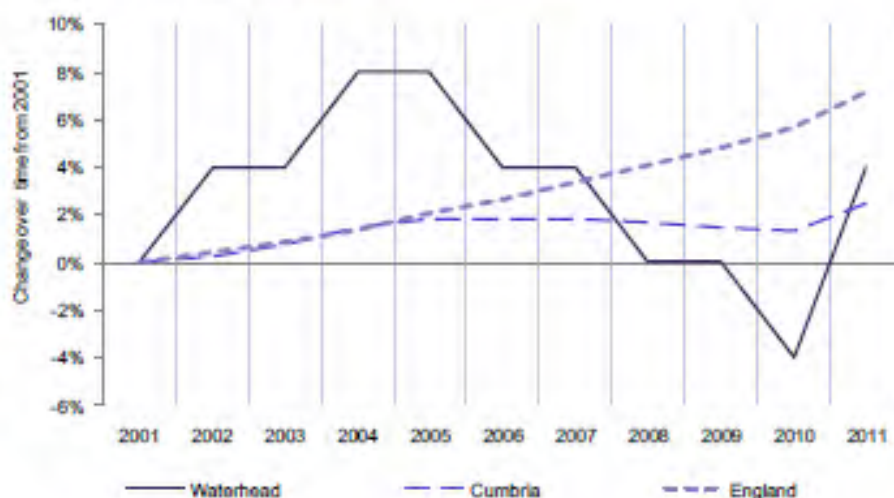
Gilsland settlement lies within 3 parish councils, Waterhead and Upper Denton in Cumbria and Thirlwall in Northumberland. The Clerk provides support to all three councils. The Parishes have been invited to comment and amend the settlement profile.

Socio-economic picture for Waterhead Parish Council

How many people live locally? 130 50.0% male; 50.0% female	How many households? 50	Children under 16 20 16.2% (England average = 18.9%)	Working age adults 85 64.6% (England average = 64.7%)	Older people over 65 25 19.2% (England average = 16.3%)
Lone parent families with children 5 28.6% of all families with dependent children (England average = 24.5%)	Single pensioner households 5 9.6% of households (England average = 12.4%)	People from Black or Minority ethnic groups 0 0.8% (England average = 20.2%)	People born outside the UK 0 1.5% (England average = 13.8%)	Dependency Ratio 0.53 England average = 0.55

Source: Census 2011 (table KS102EW)

% change in total population from 2001-2011



Source: People who have moved address (Census 2001: table KS 24), Population Change 2001-2011 (ONS Mid Year Estimates/Census 2011, National Insurance No. registrations (DWP 2011/12))

Road distance from a Job Centre (2010) 22.0km England average = 4.6km	Road distance from a Secondary School (2010) 9.5km England average = 2.1km	Road distance from a GP (2010) 9.5km England average = 1.2km
Road distance from a Public House (2010) 2.8km England average = 0.7km	Road distance from a Post Office (2010) 2.5km England average = 1.0km	

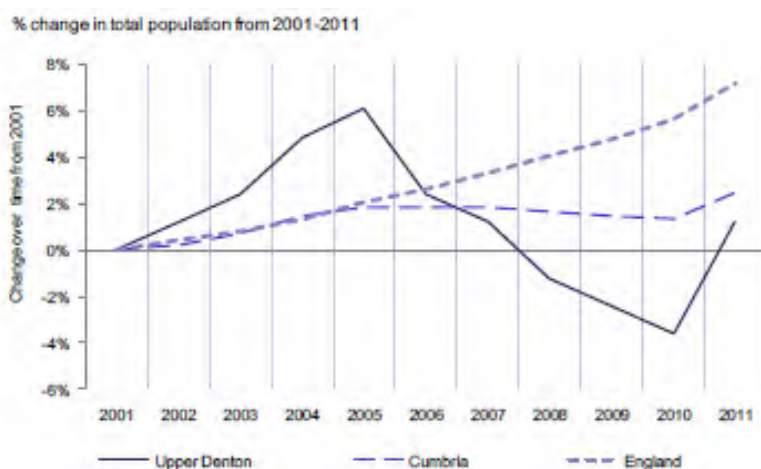
Source: Commission for Rural Communities 2010

Socio-economic picture for Upper Denton and Nether Denton Parish Councils

NOTE: The statistics provided below are for the two parishes combined.

How many people live locally? 415 49.9% male; 50.1% female	How many households? 175	Children under 16 70 17.1% (England average = 18.9%)	Working age adults 270 64.8% (England average = 64.7%)	Older people over 65 75 18.1% (England average = 16.3%)
Lone parent families with children 10 23.5% of all families with dependent children (England average = 24.5%)	Single pensioner households 20 10.9% of households (England average = 12.4%)	People from Black or Minority ethnic groups 5 1.4% (England average = 20.2%)	People born outside the UK 15 3.6% (England average = 13.8%)	Dependency Ratio 0.54 England average = 0.55

Source: Census 2011 (table KS102EW)



Source: People who have moved address (Census 2001: table KS 24), Population Change 2001-2011 (ONS Mid Year Estimates/Census 2011, National Insurance No. registrations (DWP 2011/12))

Road distance from a Job Centre (2010) 18.0km England average = 4.6km	Road distance from a Secondary School (2010) 8.4km England average = 2.1km	Road distance from a GP (2010) 8.1km England average = 1.2km
Road distance from a Public House (2010) 0.0km England average = 0.7km	Road distance from a Post Office (2010) 3.7km England average = 1.0km	

Source: Commission for Rural Communities 2010

Photographs



1. The junction in the centre of the Cumbria side of Gilsland. Well-maintained substantial stone properties with tidy landscape area in foreground. Road joins B6318, which sweeps left to River Irthing and right down to Northumbria side of the settlement.



2. Looking west from the edge of the pub car park. Potential to accommodate a small area of infill on the flat land west of the river floodplain. Area rises beyond to attractive grassy knoll, which is inappropriate to develop as it would compromise the special character.



3. Looking east along road to river and Northumbria side of the village. Well-maintained verges and stone buildings beyond. Tree-lined horizon on higher ground. Higher ground to right of the road behind the wall is outside the river floodplain, but development would compromise the special character of the place.



4. View towards settlement from minor road from west showing 30mph gateway. Land falls to river valley, obscuring views of most of the settlement.



5. Looking to the western settlement edge from track to river. Gilsland Primary school to the right, forming south west boundary of settlement. Hadrian's Wall in foreground. Small area between housing edge and Wall, where sensitively designed small cluster of houses could be accommodated.



6. Looking west along Hadrian's Wall towards Willowford from track, where it is close to river bank. Evidence of wall remains in foreground with mature trees associated with valley of River Irthing beyond.



7. View from western edge of settlement over pasture land falling to river, marked by mature trees on centre right of photo. Potential to develop small, sensitively designed cluster on land which does not conflict with Hadrian's Wall World Heritage Site.



8. View over wider Gilsland settlement from road to spa hotel. Settlement nestles in valley and rises to higher ground on Northumbria side. Mix of house sizes and types. Foreground shows Mumpshall Bridge and road crossing floodplain to river. Rolling, expansive landscape beyond.



9. Looking east across River Irthing floodplain from Mumpshall Bridge. Deep incised river valley with strong vegetated sides. Rolling, expansive landscape beyond.



10. Looking north east from Mumpshall Bridge. Road to spa hotel (far right of photo) crosses river floodplain and rises to right. Left turning to the upper, disconnected part of Gilsland at Red Beck Bridge.



11. View west along the River Irthing. Land in foreground is in river floodplain. Closely grazed sheep pasture, with track to sewage works. Beyond the land to the right is the Red Beck Bridge part of Gilsland, but this landscape is too sensitive for development.



12. View looking east entering the Red Beck Bridge part of Gilsland on higher ground with views through to rooftops of lower Gilsland settlement and tree-lined hills beyond. B&B catering for tourism in the area.

Services and facilities: Detailed Information

Information checked by representatives of the Parish Council.

Convenience store

Closed in 2011

Post office

		Opening hours	
Gilsland Village Hall Gilsland Cumbria CA8 7BE	Tuesday	13:00	16:00
	Thursday	09:30	12:30
	Friday	09:30	12:30
The Post Office® mobile service offers a full range of Post Office products.			

Village hall

Gilsland Village Hall is a two storey building situated in the centre of the village, which was built originally as a hall and reading room in 1894. The hall has recently undertaken a major refurbishment and is now a warm comfortable venue for a range of activities. The now fully insulated hall uses renewable energies to provide an energy efficient village venue, the hub for activities in Gilsland. There are two halls, one large upstairs hall ideal for large groups, parties, sporting activities, dances, etc., and a comfortable downstairs hall with disabled access, ideal for smaller groups, meetings, etc. The hall has full internet facilities and WI-FI available. <http://www.gilsland.org.uk/>

Church

St Mary Magdalene's Church

Pub

The Bridge Inn, Gilsland, Brampton, CA8 7BE

Samson Inn, Byways, Gilsland, CA8 7DR

Phone: 016977 47220

Email: samsoninn@hotmail.com

Primary school

DfE No: 5216 Name of School: Gilsland CE Primary School

Projections	Reception	Planned Admission Number	Total Number on Roll	School Net Capacity
Jan-13	15	9	24	56
Jan-14	9	9	23	56
Jan-15	8	9	23	56
Jan-16	7	9	22	56
Jan-17	10	9	22	56

Projections use January 2012 pupil census and August 2011 General Practitioner Records

Secondary school

Due to the county boundary running through the village, many of our pupils live in Northumberland. These pupils have the option to transfer to South Tynedale Middle School, Haltwhistle at the end of Year 4, though most pupils transfer to William Howard Secondary School in Brampton at the end of Year 6.

Public transport – quality and frequency of services

95 - Reays Coaches; 185 - Telfords Coaches; 685 - Arriva Northumbria / Stagecoach – 6 times a day.

Feasibility study for reopening railway station underway – May 2013

GP

Brampton or Haltwhistle GP practices

Dentist

Dentist located in Brampton and Haltwhistle

Tourist accommodation/ facilities

House of Megs Tea Room, 4 Hall Terrace
Gilsland , United Kingdom , CA8 7BW

Brook Side Villa,
Gilsland Denise Collins, Brook Side Villa,
Gilsland, CA8 7DA
Phone: 016977 47300
Email: brooksidevilla@hotmail.co.uk
Website: www.brooksidevilla.com

Bush Nook Guest House, Upper Denton,
Gilsland, CA8 7AF
Phone: 016977 47194
Email: info@bushnook.co.uk
Website: www.bushnook.co.uk

Clarks Hill Farm, Gilsland, Brampton, CA8
7DF
Phone: 016977 47208 - Mobile 07788
594466
Email: administrator@daleslogger.com
Website: www.daleslogger.com

The Hill on the Wall, The Hill, Gilsland,
CA8 7DA
Phone: 016977 47214
Email: info@hadrians-wallbedandbreakfast.com
Website: www.hadrians-wallbedandbreakfast.com

Gilsland Spa Hotel
Gilsland, Cumbria, CA8
Phone: 016977 47203
Email: enquiries@gilslandspa.co.uk
Website: www.gilslandspa.co.uk/

Slack House Organic Farm, Gilsland,
Brampton, CA8 7DB
Phone: 016977 47351 - Fax 07092121100
Email: slackhousefarm@lineone.net
Website: www.slackhousefarm.co.uk

Tantallon House, Gilsland, Cumbria, CA8
7DA
Phone: 01697 747111
Email: info@tantallonhouse.co.uk
Website: <http://www.tantallonhouse.co.uk/>

Willowford Farm, Gilsland, Cumbria, CA8
7AA
Phone: 016977 47962 or 0777 6188 324
Email: stay@willowford.co.uk
Website: www.willowford.co.uk/index.htm

There are also various self catering
options
<http://www.laverocks.co.uk/gilslandmag/accom.htm>

Cultural activities

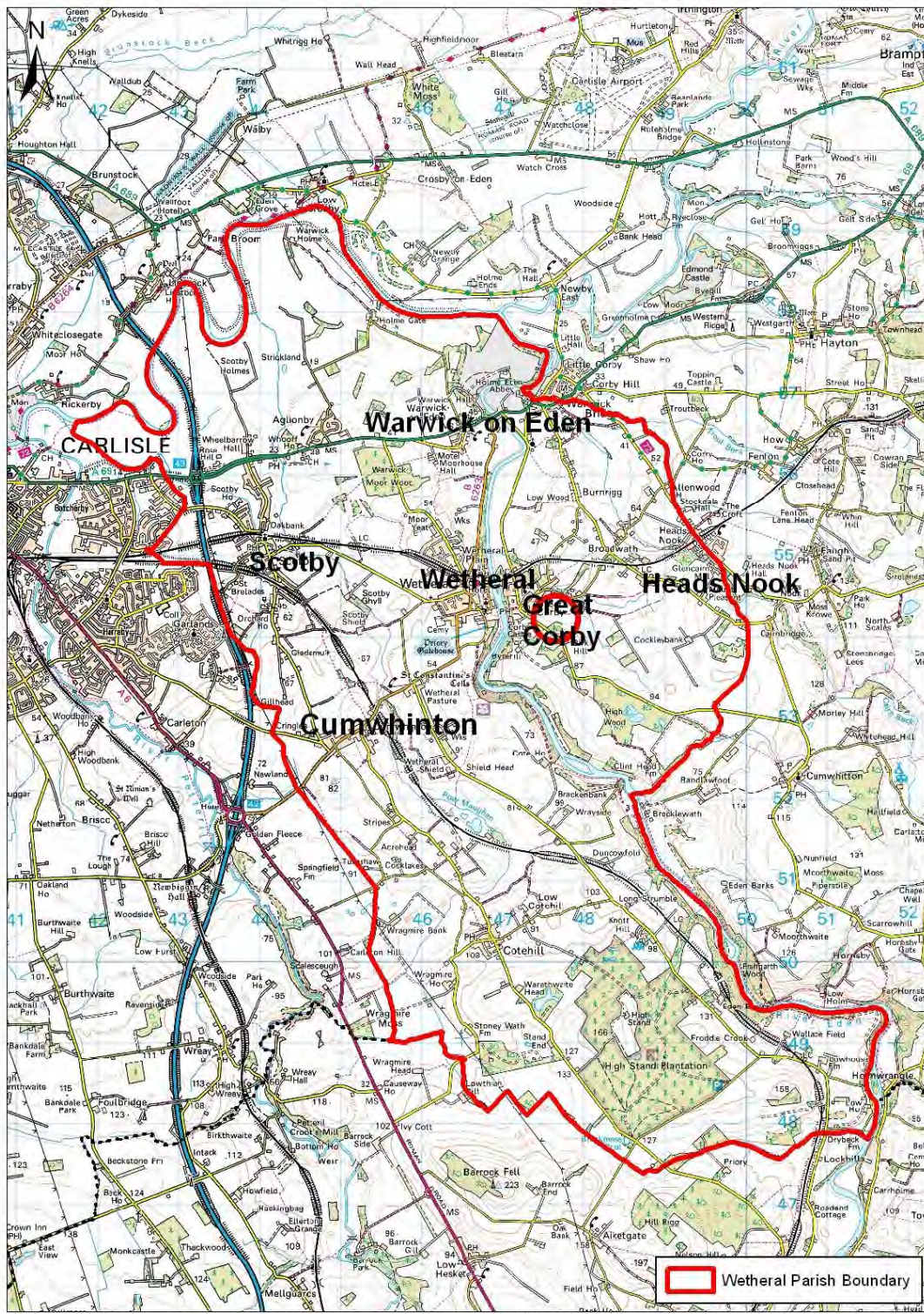
Weekly Village Coffee Morning
Drop in Centre and coffee twice weekly
Craft Club and gardening club
Ceilidh and other community events all at the Village Hall.

Mobile services

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GREAT CORBY

Figure 1: Location of Great Corby



Settlement Profile

Strategic position

Great Corby sits adjacent to Wetheral on the eastern bank of the River Eden, 1.6 miles from the A69 Carlisle to Newcastle trunk road. Situated 6 miles east of Carlisle and 6 miles west of Brampton. Wetheral can be reached by way of a footpath across the Wetheral Viaduct or 3 miles by road. The Tyne Valley railway linking Newcastle and Carlisle is readily accessed at Wetheral Station. The village is also served by a regular daily bus service.

General description of settlement

When studied on a map Great Corby appears to form a single entity with Wetheral but the gorge through which the River Eden flows at this point separates the two villages in a profound manner, amplified by the fact that there is no road crossing of this gorge: the only route connecting the two is by means of the majestic viaduct carrying railway and footpath. This separation also has the effect of making Great Corby feel much more distant from Carlisle and other villages west of the Eden.

Despite this sense of relative isolation the village, a designated conservation area, has great strength of character and history, focused around Corby Castle (regrettably deprived of public access), the Queen Inn and the Cumberland Brewery. The section north of the central crossroads benefits from a village hall and playing fields but little other strength of character, whereas Clints Road leads to a very attractive sub-centre on the north bank of the shallow valley. This part of the village contains a primary school and a collection of rustic buildings in the traditional red sandstone.

Topographical and landscape context

Great Corby occupies the parallel position to Wetheral at the point where elevated and undulating land to the south falls away abruptly to the flood plain north of the railway line. It also shares with Wetheral outlook onto the River Eden gorge, this time on the east bank. There is also a tributary stream responsible for the shallow valley that runs from the eastern edge of the village through Glen Willie and under another railway viaduct to join the main flood plain further north. Glen Willie contains important ancient woodland and a distinctive village green next to the school. On the eastern fringes and to the south east an attractive open agricultural landscape stretches out with fairly distant views towards the Pennines. Castle Hill rises to the south and affords extensive views over the flood plains of the Eden and Irthing.

Biodiversity

The footprint of Great Corby offers little biodiversity but there are rich habitats on the fringe and dividing the village. The River Eden is of international importance for wildlife and is designated as a SPA, SAC and SSSI. The ancient woodland of Glen Willie and wooded slopes of the main gorge also afford valuable habitat diversity. The woods are important for birds such as pied flycatcher, redstart and wood warbler. The Eden River supports otter, Atlantic salmon and lampreys.

Tourist features/context

The village has modest attraction for tourism, with the Corby Bridge Inn. There is also a working brewery in the Old Forge acting as principal focus alongside the gorge landscape, but its relative isolation means that it does not enjoy much passing traffic. The Castle and grounds are private and closed to the public. There is easy access across the stunning viaduct bridge to Wetheral.

Settlement services and facilities

Residents rely on Wetheral (3 miles by road) to access a convenience store and post office, dentist and doctors. Great Corby School and Nursery serves Great Corby and surrounding villages. For secondary education, children travel to Brampton (6.2 miles) or Carlisle (6.3 miles). There is a large playing field with active cricket club to the West of the village and a bowling green with club house on the eastern outskirts.

CABE¹ Pre-consultation Comments on Scope for new development

The village feels to be very contained by landscape that is not at all receptive to development. The gorge to the west and the flood plain to the north have no development potential at all and there is very little scope for expansion to the south where land rises rapidly to Castle Hill. The landscape to the east is much more capable of absorbing development but it would need very careful assessment and assertive containment to prevent sprawling into open countryside. Access is the biggest counter-argument in the context of this potential on the eastern fringes because Clints Road and Sandy Lane do not favour traffic coming from the west and access from the north and east does not relate to viable catchments.

¹ Commission for Architecture and the Built Environment (CABE)

Community Consultation

A focus group meeting was held on 23/2/12 with members of Wetheral Parish Council.

The Parish Council included a detachable comments page on the future shape of the villages in the Parish to their annual report that was distributed to all, including 210 households in Great Corby Village. There was 1 response from people of Great Corby Village. This respondent suggested the creation of a new village rather than expanding existing village. The location of the village benefitting from the proximity of A6, A69, A689, A6071.

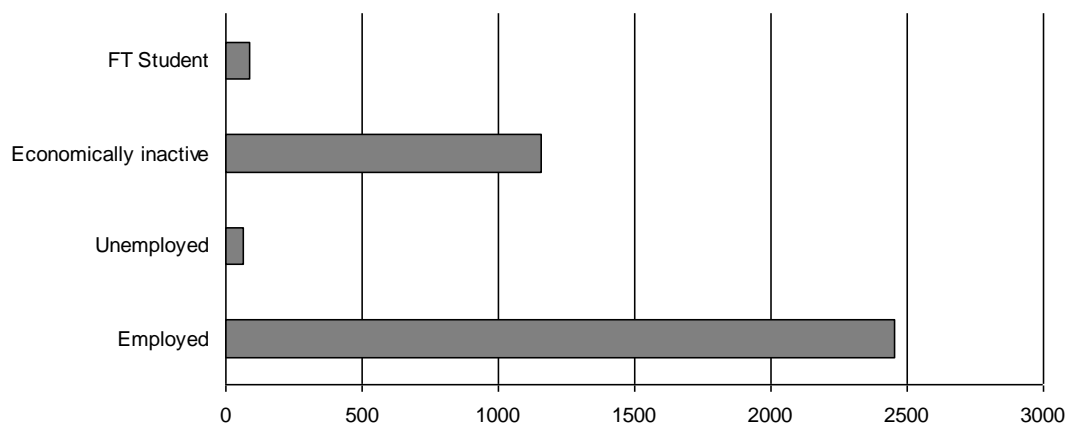
Community Led Planning Housing Needs Assessment (2010)

The Parish Council undertook community led planning in 2010. As part of this consultation a question asked of all households: 'would you object to a small number of low-cost rented houses being built in the parish, to meet the needs of local people?' 75% of people who responded said that they would have no objection (from the whole parish not just Great Corby village). However, many expressed their concern that the existing low cost housing did not go to local families. For a full summary of responses go to end of document.

Socio-economic picture for Wetheral Parish Council¹

Population		5203
All dwellings		2252
Households with residents		2168
Second residence/holiday accommodation	30	
Average household size	2.37	
Average number of rooms per household	6.33	
Owner occupied tenure	1872	
Rented from Council or housing association	113	
Rented from private landlord	183	
Average distance travelled to fixed place of work		16.02 miles

Figure 2: Economic activity aged 16-74²



¹ Sourced from 2001 census data, Office for National Statistics 2010

² Economically inactive includes retired, student, looking after home/family, permanently sick/disabled and other

Pictures:



1. Central crossroads looking NW with the former Queen Inn on the right and leading to the playing fields.



2. Level Crossing to the north of the village crossing the Tyne Valley railway.



3. View of housing development off Woodlands.



4. Great Corby Village Hall is well placed adjacent to the village playing fields. The Hall is used for a variety community activities and events.



5. Central cross roads looking SE at the former Queen Inn. Opposite lies an area of green space reaching down towards the River Eden.



6. Open view of the NE part of the settlement with open green space, ancient woodlands to the left and Great Corby School to the right.



7. Open views to the NE of the settlement fringe.



8. Gates to the Glebe leading to Corby Castle.



9. Boundary of Corby Castle on the SE entrance to Great Corby village.



10. Sloping and open views looking toward the Village from the south.

Services and facilities: Detailed Information

Information provided by representatives of the Parish Council.

Convenience store

No. Residents travel to Wetheral where the Post Office also forms part of the shop.

Post office

No. The nearest PO is in Wetheral which is open:

Monday 9.00-17.00

Tuesday 9.00-17.00

Wednesday 9.00-12.30

Thursday 9.00-17.00

Friday 9.00-16.30

Saturday 9.00-12.30

Village hall

Yes.

Church

No. Multiple churches of various denominations in the vicinity, the closest of which being in Wetheral, Wetheral Methodist Chapel or Holy Trinity & St Constantine Methodist Church (C of E).

Pub

Yes two. 1) Corby Bridge Inn 2) The Queen Inn. There is also a working brewery in the village – Cumberland Brewery.

Primary school

Great Corby School and Nursery. School roll 65 (2012).

DfE No: 2026 Name of School: **Great Corby School Academy**

Projections	Reception	Planned Admission Number	Total Number on Roll	School Net Capacity
Jan-13	10	10	64	56
Jan-14	2	10	59	56
Jan-15	10	10	60	56
Jan-16	10	10	58	56
Jan-17	8	10	54	56

Projections use January 2012 pupil census and August 2011 General Practice Record.

Secondary school

William Howard School at Brampton or various secondary schools in Carlisle.

Public transport – quality and frequency of services

Bus service number 95 runs from Brampton to Carlisle return. The last service to Carlisle is at 13.50 and the last service from Brampton is 17.15. There is not a railway station in Great Corby but there is a station in Wetheral (under 1 mile away) and also Brampton (at Milton). Wetheral railway station is easily accessible via a pedestrian route across the railway viaduct from Great Corby.

GP

No. Residents travel to Wetheral Practice which forms part of the Brampton Medical Practice.

Monday	8.30am - 1.00pm	2.00pm - 6.30pm
Tuesday	8.30am - 1.00pm	2.00pm - 5.30pm
Wednesday	8.30am - 1.00pm	CLOSED
Thursday	8.30am - 1.00pm	CLOSED
Friday	8.30am - 1.00pm	2.00pm - 6.30pm

Dentist

No. Residents travel to dental practice in Wetheral or Brampton. Wetheral Practice opening hours: Monday to Friday 09:00 to 17:30.

Tourist accommodation/ facilities

Facilities for tourists are available in Wetheral, e.g. The Benedictine Wetheral Priory Gatehouse is a fifteenth century medieval priory. It is now owned by English Heritage and is open 21 March – 30 Sep 10am-6pm Mon, Tues, Wed, Thu, Fri, Sat, & Sun. 1 Oct – 31 Mar 10am – 4pm Mon, Tue, Wed, Thu, Fri, Sat & Sun. It is situated approx one mile from Great Corby.

Cultural activities

Bowling Green with club house.
Cricket Team in the village.

Mobile services

RESPONSES FROM WETHERAL PARISH COUNCIL HOUSING NEEDS ASSESSMENT QUESTIONS - 2010

A collation of the written responses to the question: 'would you object to a small number of low-cost rented houses being built in the parish, to meet the needs of local people?'

75% of people (from the whole Parish) who responded said that they would have no objection.

Great Corby:

Comments and concerns relating to...

The need for affordable housing in the area

- I don't think you need to build any more houses (Gt. Corby).

Housing for local people

- Why the prejudice in favour of locals - we all need somewhere to live and work.
- Because there are not enough for local young people and old folk who want to downsize.

The suitability of the area for affordable housing

The design, size and location of affordable housing

- It would depend entirely on where they were built.
- They need to be well designed (not boxes) - low density and sympathetic to rural environment. Would not object if these conditions were complied with.
- Answer is really "don't know" because it depends where it is.

The tenants and residents of affordable housing

- Could bring problem families in.
- I have had problems with HISS neighbours; we have had to call the police regularly, if there were cheap housing in Great Corby.
- Unruly tenants
- Would not fit into the conservation area and usually built for unemployed persons - more theft and antisocial behaviour.

Misc

- Not sure about it.

N

Photo 4. off map

Great Orton

Settlement is linear and long.
Development should not lengthen
the village further.

Great Orton

Potential to develop backlands subject to access from
village, further detailed assessment and strong
landscape framework with structure planting.

Potential to develop backlands subject
to access from central location in village
and further detailed assessment.

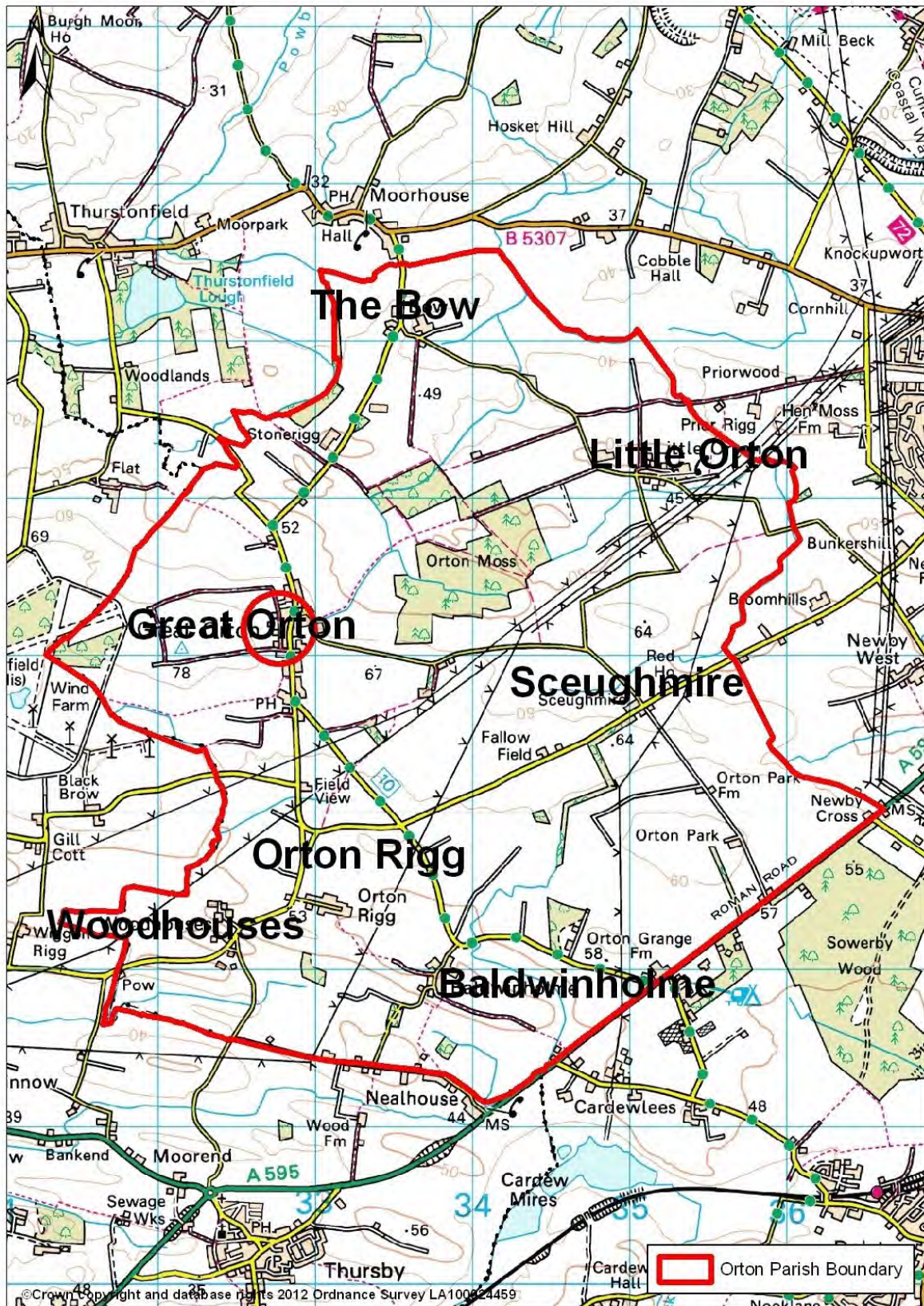
Settlement is linear and long.
Development should not lengthen
the village further.

- No. of residents identifying area for possible expansion (Rural Employment)
- No. of residents identifying area for possible expansion (Housing)
- Settlement Boundary
- Education Health and other Community Uses
- Amenity Open Space

NUMBER AND ARROW IDENTIFIES ORIENTATION OF PHOTOGRAPH IN SETTLEMENT PROFILE. THIS MAP IS TAKEN FROM THE CARLISLE LOCAL PLAN 2001-2016. IT WILL BE UPDATED IN LINE WITH THE NEW LOCAL PLAN IN DUE COURSE.

GREAT ORTON

Figure 1: Location of Great Orton



Settlement profile:**Strategic position**

Great Orton is over 5 miles southwest of Carlisle. It is a mile from the busy A595.

The settlement's position and services means it lacks any strategic role. However, the presence of a primary school, which serves a fairly wide rural area, brings people to the village. It also has an established, well-used shop.

It has a number of footpaths passing through the village and is better served than many surrounding areas with bridle-paths.

General description of settlement

Great Orton is a strung-out linear settlement extending over half a mile along a road running in a north-south direction. There is a historically significant church with Norman origins and a variety of buildings of differing ages including some very recent housing infill. There are farms and farm buildings in the settlement, indicative of the importance at least historically, of farming for this area. The houses are mainly 2-storey although there is single storey sheltered accommodation and some bungalows at the southern edge of the village.

There is an attractive variety of materials and a distinctive geometric style to the architecture of the older houses in the vicinity of the Church. It is surprising that this part at least is not a conservation area. The road junction at the Church is potentially the focal point of the village, but the layout at present is divided with parking for the Church and a grassy area.

Services and facilities include a small village primary school, a play area, a pub and a busy, well-used shop. The amenity open space is well-maintained and is a characteristic feature especially in the southern section of the village.

Topographical and landscape context

The wider landscape is gently rolling, rising to a slightly higher point to the west of the settlement, beyond which is an abandoned airfield. The land slopes down gradually to the north east of the village towards the woodland at Orton Moss.

The settlement itself takes in some mature trees, providing softening and adding to the attraction of the settlement. There are amenity green spaces within the settlement, and some properties are set back with wide verges.

The surrounding land is fertile agricultural land. The fields near the village are large, possibly having had hedgerows removed, but in the wider landscape there is a rich mosaic of hedgerows and smaller fields.

Biodiversity

The biodiversity is limited in Great Orton. Farmed land comes up to the edges of the settlement and hedges are well-maintained. There are no water courses immediately near the settlement and the green-spaces within the village are largely well-maintained grass.

Roadside verges, hedges, hedgerow trees and trees in the settlement as well as gardens, the churchyard will provide some slight increase on diversity of species.

Orton Wood and Orton Moss are to the north east of the village. The different habitats, including the ditches, provide greater diversity and interest. Orton Moss is a Site of Special Scientific Interest (SSSI), particularly important for rare butterflies. It is a peat moss used formerly for peat cutting and grazing. More recently woodland succession has occurred.

West of Great Orton is a disused airfield, which is bordered with woodland to the north. This is the site of Watchtree Nature Reserve which is an area of high biodiversity with: over 60 species of birds; a variety of mammals including bats, deer and hare; and the great crested newt.

There are small copses to the south and south east of the village.

Tourist features/context

There is an active village hall, pub and shop providing to resident of the village and further afield. The village is well served with footpaths and bridleways, including short circular routes and longer networks to other villages and the wider countryside.

Funding has been achieved for improving access and interpretation for Orton Moss, which could encourage nature conservation interest in the area.

Watchtree Nature Reserve has 1000's of tourists visiting it annually. The tourism potential is being developed with visitor and educational facilities for visiting groups.

Settlement dependencies

Families in the wider area are dependent on Great Orton for the primary school and the much-used shop. The Church, village hall and the pub also bring people to the village.

For a wider range of services, residents of Great Orton will travel to Carlisle (6 miles), Dalston (4.3 miles) or Thursby (3 miles).

CABE¹ Pre-consultation Comments on Scope for new development

If there is pressure to develop, expansion should be sideways into the backlands behind the single line of properties along the road, and not by extending the settlement any further in either direction along the road. The settlement is already very long and will lose appeal and functionality if it becomes even longer. Also land falls away to the north.

If backlands are to be developed, access is needed from the central part of the village so as not to lengthen the settlement or only access development from the ends of the village.

All the land with potential both east and west looks good quality agricultural land, so development will only be possible subject to landowner aspirations and significantly appropriate access. There is potential to develop either or both sides. The land to the east slopes gently to the north east and would benefit, if developed, from a strong landscape framework with plenty of tree planting.

In the event of substantive development, consideration could be given to the remodelling of the road junction next to the Church to give more of a central space for the village for events as well as parking.

¹ Commission for Architecture and the Built Environment (CABE)

Community Consultation

A focus group meeting was held on 24/4/12 with members of Great Orton Parish Council. Members of the Parish Council embraced the concept of 'planning for the future now'. It was recognised that there was a need to keep young people and young families living in the village. Young families will keep the schools open and improve the vitality of the village. There was a preference to ease the ability to build local family homes, so that local young people can stay in the village. The need for rural employment was also a key issue: the need to attract tourism and work/live premises were suggested as a way forward.

Each household in the parish was provided with a leaflet requesting their view. There were 14 respondents.

Several housing and one employment sites were identified in Great Orton and the surrounding hamlets by 10 respondents. These are indicated on the settlement profile maps. Comments supporting further development included:

- support for rural economy and current amenities;
- the lack of development over the past 30 years;
- the proximity to new bypass has increased accessibility to Carlisle and the M6;
- the need for private development; and
- recognising that there are additional amenities at Orton Grange with access to the A595.

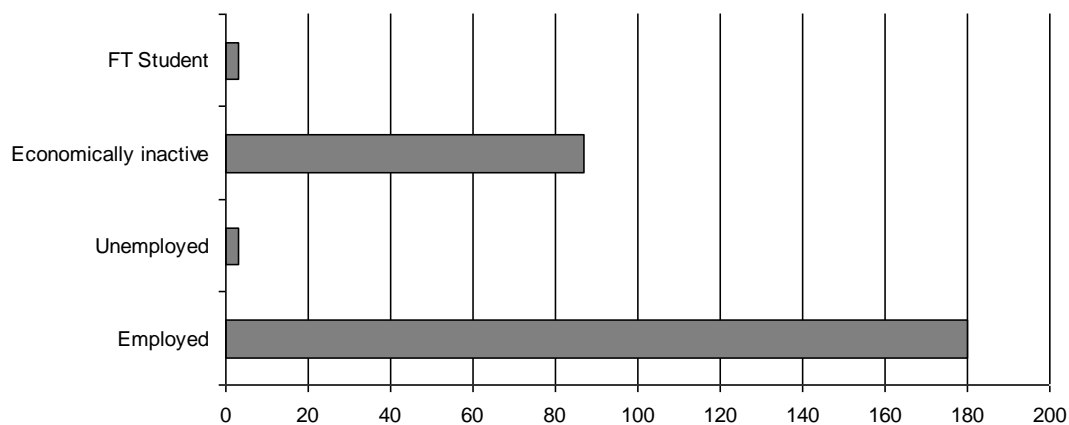
Comments against further development from 4 respondents included:

- Great Orton is a small rural village and should remain so;
- the need to maintain the current foot print of the village;
- narrow and frequently flooded country roads are already inadequate for the traffic that uses them;
- drainage ditches have been damaged by heavy farm vehicles especially in field entrances;
- there is greater supply than demand for housing as indicated by falling house prices and vacant properties for sale; and
- existing services provided by villages and hamlets do not support expansion of housing stock above 5%. Only Great Orton can provide these services. Beyond this level would require development of new services, improvements to road and pedestrian access, speed limitation, improved land drainage and to limit farm vehicle movement.

Socio-economic picture for Orton Parish Council¹

Population	383
All dwellings	164
Households with residents	156
Second residence/holiday accommodation	0
Average household size	2.46
Average number of rooms per household	6.12
Owner occupied tenure	116
Rented from Council or housing association	24
Rented from private landlord	16
Average distance travelled to fixed place of work	18.35 miles

Figure 2: Economic activity aged 16-74²



¹ Sourced from 2001 census data, Office for National Statistics 2010

² Economically inactive includes retired, student, looking after home/family, permanently sick/disabled and other

Photographs



1. Approaching the junction of the north-south road through the village from the east. Back of St. Giles' Church on the right and farm house and farm buildings feature prominently in the village.



2. Access to small infill development in a cul-de-sac off the north-south road through the village. This has obstructed access to western backlands in this part of the village. Mix of age of property in the village.



3. View south along part of road through village. The historically important, St Giles' Church, with Norman origins, which forms one edge to the only space that widens out from the linearity of the street at the junction of the road from the east. The road can be seen carrying on winding through the village.



4. The approach to the village from the north. Tall hedges with mature trees provide enclosure. The road winds. The village extends at least over half a mile.



5. The approach from the east. Mature hedgerows and trees. Single line of properties at Mains Fauld visible on outer edge of the village.



6. View south west across to back of properties on main north-south road through settlement.



7. View looking north at southerly junction in village, where pub is located. Mature trees within the built part of the village provide softening and screening.



8. Southern end of village viewed from road south east from A595. Gable end of the pub forms the gateway to the village. Smiddy Croft on the right has extended the village further on this side.



9. Smiddy Croft and land with potential for backlands development east of the village. (Also see Photo 6).



10. Village School.



11. Village play area. Well-maintained greenspace fronting the road through the village.



12. Entrance to Orton Farm looking east from road through village. One potential access (subject to assessment and landowner aspirations) to backlands to the east of the village.



13. Red brick agricultural buildings in the village. Looking west from road through village at one potential access to backlands to west of village.

Services and facilities: Detailed Information

Information provided by representatives of the Parish Council.

Convenience store

Top quality butcher's shop and convenience store in Great Orton, open 6 days per week.

Post office

It was closed a couple of years ago, much to everyone's dismay. Nearest post office is now Dalston or Carlisle.

Village hall

The Village Hall is in Great Orton and is available for bookings and usage all year round.

Church

St Giles' Church is in Great Orton and has been open all the time during the summer months but is usually open only for services, weddings, baptisms and funerals during the winter.

Pub

Great Orton has the Wellington Inn. Usual pub opening hours.

Primary school

Great Orton primary School is in Great Orton and currently has 48 children on the roll. Usual opening hours.

DfE No: 2027 Name of School: Great Orton School

Projections	Reception	Planned Admission Numbers	Total Number On Role	School Net Capacity
Jan-13	8	8	44	56
Jan-14	6	8	45	56
Jan-15	6	8	44	56
Jan-16	8	8	47	56
Jan-17	7	8	47	56

Projections use January 2012 pupil census and August 2011 General Practice Record.

Secondary school

None. Nearest is Dalston or Carlisle.

Public transport – quality and frequency of services

Poor quality, infrequent bus services to Great Orton and Orton Rigg. Information about the exact frequency and availability of services will be already available from Cumbria County Council.

GP

None. Nearest is Dalston or Carlisle.

Dentist

None. Nearest is Dalston or Carlisle.

Tourist accommodation/ facilities

None unless any of the farms do bed and breakfast.

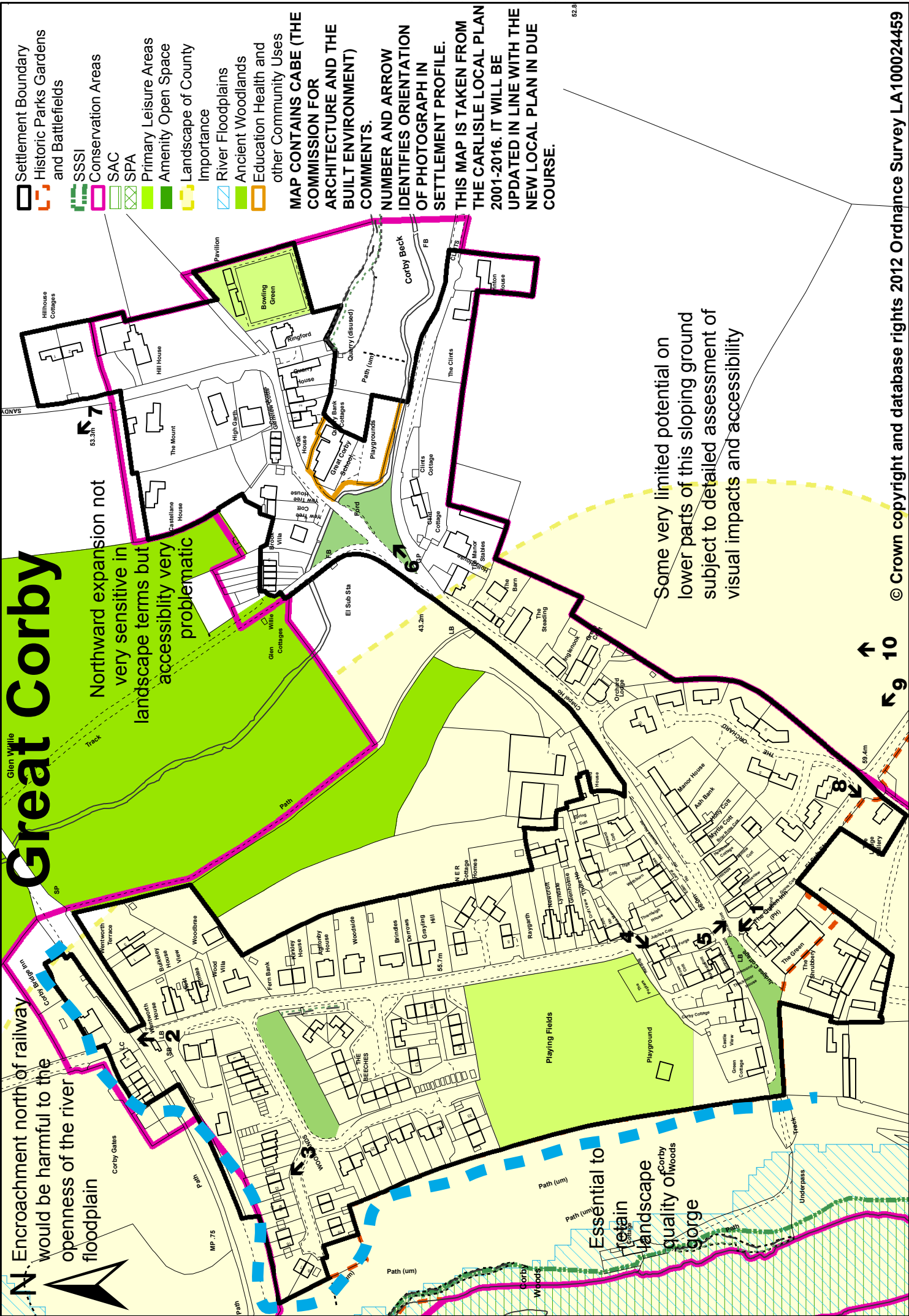
Cultural activities

The Art club meets at the Village Hall, there are annual Craft Fairs and Art Exhibitions.

Mobile services

Mobile Police van.

Great Corby



- Settlement Boundary
- Historic Parks Gardens and Battiefields
- SSSI
- Conservation Areas
- SAC
- SPA
- Primary Leisure Areas
- Amenity Open Space
- Landscape of County Importance
- River Floodplains
- Ancient Woodlands
- Education Health and other Community Uses

MAP CONTAINS CABE (THE COMMISSION FOR ARCHITECTURE AND THE BUILT ENVIRONMENT) COMMENTS.

NUMBER AND ARROW IDENTIFIES ORIENTATION OF PHOTOGRAPH IN SETTLEMENT PROFILE.

THIS MAP IS TAKEN FROM THE CARLISLE LOCAL PLAN 2001-2016. IT WILL BE UPDATED IN LINE WITH THE NEW LOCAL PLAN IN DUE COURSE.

Northward expansion not very sensitive in landscape terms but accessibility very problematic

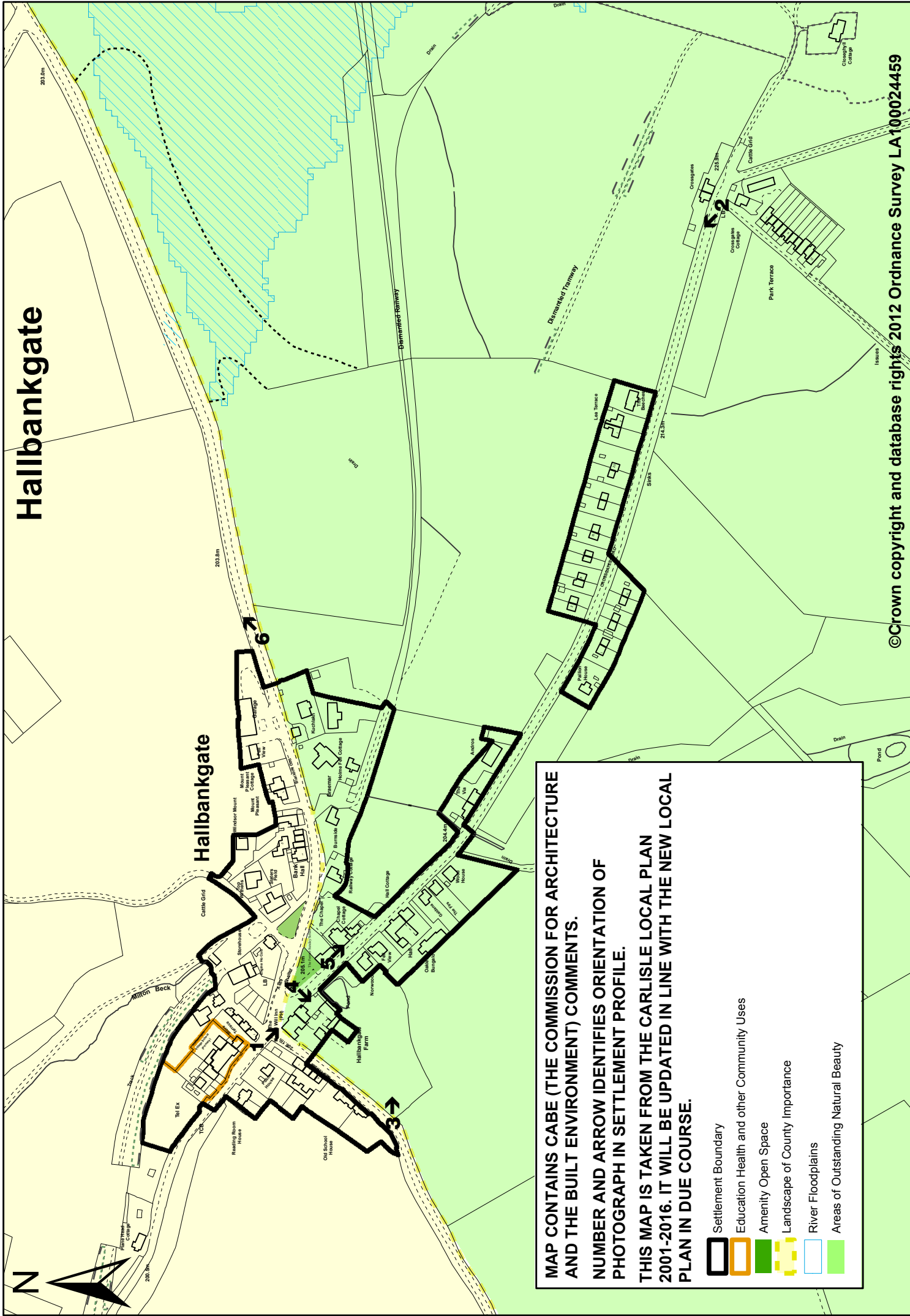
Encroachment north of railway would be harmful to the openness of the river floodplain

Essential to retain landscape quality of Corby Woods gorge

Some very limited potential on lower parts of this sloping ground subject to detailed assessment of visual impacts and accessibility







Hallbankgate

Hallbankgate



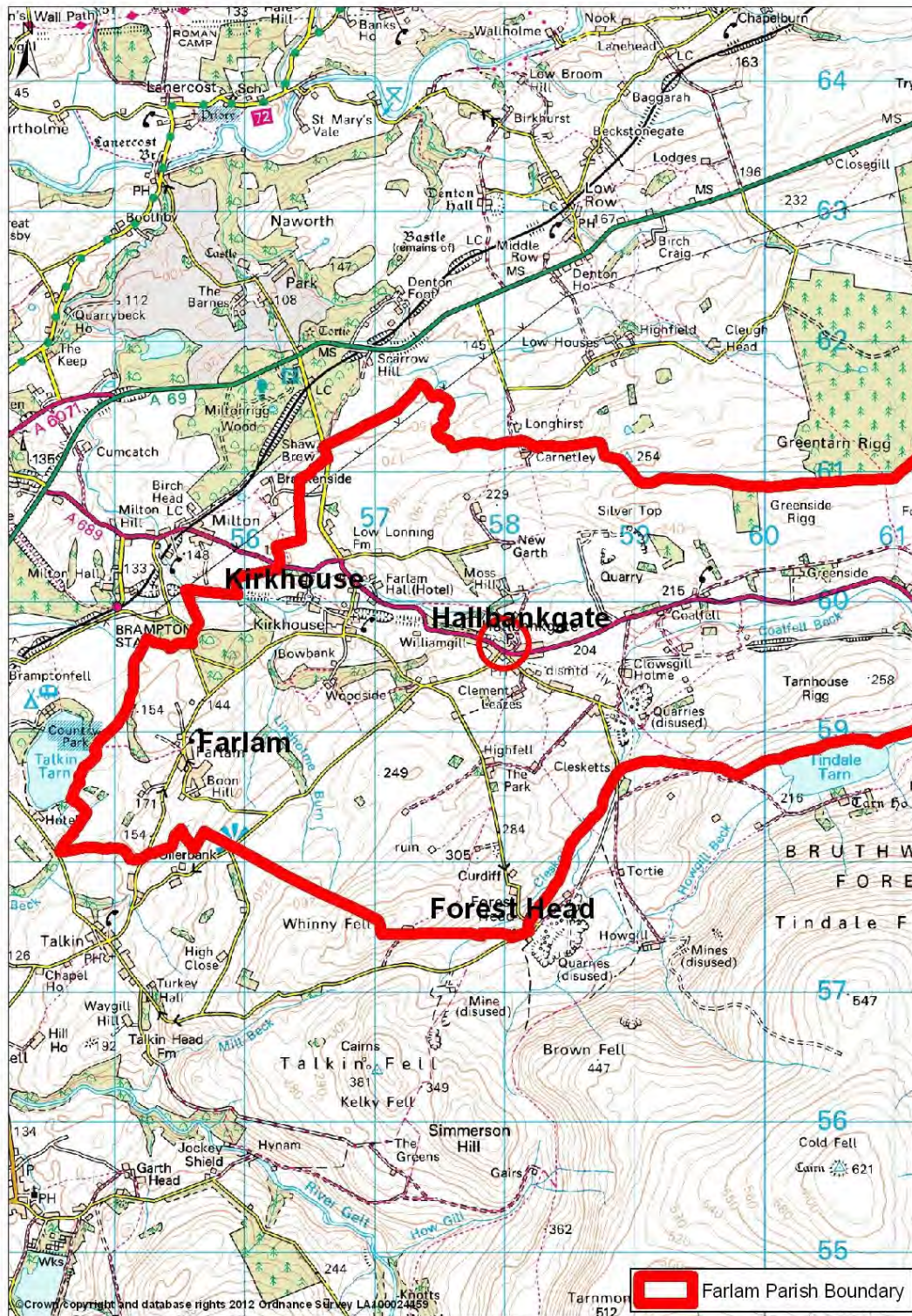
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THIS MAP IS TAKEN FROM THE CARLISLE LOCAL PLAN 2001-2016. IT WILL BE UPDATED IN LINE WITH THE NEW LOCAL PLAN IN DUE COURSE.

-  Settlement Boundary
-  Education Health and other Community Uses
-  Amenity Open Space
-  Landscape of County Importance
-  River Floodplains
-  Areas of Outstanding Natural Beauty

HALLBANKGATE

Figure 1: Location of Hallbankgate



Settlement Profile:**Strategic position**

Hallbankgate is approximately 3 miles east of Brampton on the A689 road towards Alston and Bishop Auckland, situated on the junction with two minor roads providing access to Farlam and Talkin. Public transport does exist with very infrequent bus services but the former Brampton to Lambley railway was extinguished long ago leaving few visible marks. Hallbankgate is near to Farlam (2.2 miles), Kirkhouse, Tindale (3.2 miles) and Forest Head (2.2 miles).

General description of settlement

The settlement is small and dispersed but with a concentration around the junction of minor roads with the A689, marked conspicuously by the Belted Will Inn. It has a long but now expired history of mining, with quarrying and farming now residual economic activities.

There is fragmented ribbon development along the minor road leading south towards a detached group of former miners' cottages at Clowsgill Holme and Clowsgill Quarry. A small amount of infill development is adding to this ribbon at present.

The Inn and most of the older buildings are built of local stone but more recent development is of render and brick. Very old institutional buildings such as the Chapel and original schoolhouse are now converted to residential use and supporting small scale craft industry. There is a small primary school and a small village hall, both primarily stone-built and a more recent motor showroom and garage. The Co-op store occupies a converted stone-built railway building. The junction is also marked by a small bus-shelter.

Topographical and landscape context

This settlement marks the transition from the rolling lowland landscape that extends towards the coast and the North Pennines Area of Outstanding Natural Beauty (AONB) to the east, sitting on the edge of a plateau with land sloping down westwards from the western edge of the village. Quarrying is still active in the vicinity and there are barely discernible relics of former mining and railway infrastructure, although the terraced cottages provide clues. There is a conspicuous earth mound in the village centre, now supporting mature trees.

The landscape is rather bleak and exposed with the harshness of its climate evident in the scarce trees and reliance on stone walls for field enclosure. Farming is pastoral and marginal.

Biodiversity

The harsh climate and shallow soils limit biodiversity, with semi-improved grassland dominating the agricultural scene. There is value in the large pond beside the public house and there is more established woodland in the shallow valley on the western edge of the village.

Tourist features/context

There is little in the village to attract tourists other than very specialised historians investigating the mining and railway heritage. However, the nearby Hadrian's Wall and other attractions such as the AONB, Royal Society for the Protection of Birds (RSPB) Reserve and Talkin Tarn mean that outdoor recreation in the area is popular and the Belted Will Inn serves the visitor economy for food and accommodation.

Settlement dependencies

Hallbankgate serves an extensive rural catchment for a very narrow range of services, including a flourishing Co-op store, primary school, village hall, motor sales and repair, but is itself dependent on Brampton and Carlisle for most major services. The Belted Will Inn caters for both local and visiting trade and serves as a landmark on the road junction.

CABE¹ Pre-consultation Comments on Scope for new development

The physical rigours of the area do not favour settlement not related to the local rural economy and a substantial level of new development would be inappropriate. However, there is land that could be developed without major impact on the agricultural economy subject to careful location relative to the topography. Some recent workshop development has been permitted, supporting the small-scale craft industry, and more of this scale and type would not be harmful. Conversely, current ribbon development is less compatible with the urban form and should be made deeper to ensure compactness of the settlement.

¹ Commission for Architecture and the Built Environment (CABE)

Community Consultation

A focus group meeting was held on 11/06/12 with members of Farlam Parish Council, involving residents of Hallbankgate.

The Parish Council are currently in the process of developing a Village Design Statement for the Parish.

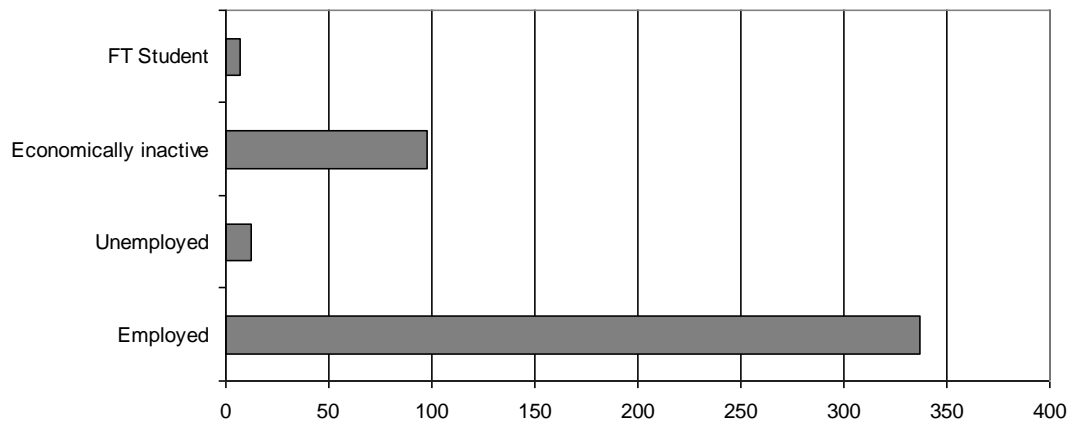
There has been a recent development of 10 affordable housing units. The focus group felt that there was little opportunity for further infill within the village or in surrounding villages within the parish boundary.

Further consultation with the wider community was not considered necessary at this time whilst production of the Design Statement was underway.

Socio-economic picture for Farlam Parish Council¹

Population	590
All dwellings	265
Households with residents	240
Second residence/holiday accommodation	15
Average household size	2.46
Average number of rooms per household	5.88
Owner occupied tenure	197
Rented from Council or housing association	16
Rented from private landlord	27
Average distance travelled to fixed place of work	29.43 miles

Figure 2: Economic activity aged 16-74²



¹ Sourced from 2001 census data, Office for National Statistics 2010

² Economically inactive includes retired, student, looking after home/family, permanently sick/disabled and other

Photographs



1. Panorama looking east with A689 in the centre at its junction with minor road to Clowsgill. Co-op store occupies stone building on left of picture



2. Panorama looking west from beside Park Terrace with ribbon development currently terminating at the red brick house on the right. Lip of plateau evident in middle distance.



3. Ancient mound is valuable landmark worthy of retention



4. Pond and copse of trees valuable as landmarks and biodiversity



5. View from western approach with Chapel visible behind farm buildings. Modest infill possible in foreground subject to detailed investigation



6. Extension of settlement to be contained on eastern edge to avoid encroachment on and harm to the AONB

Services and facilities: Detailed Information

Information provided by representatives of the Parish Council.

Convenience store

Co-op at Hallbankgate open Mon 8 until 5pm, Sat 8 – 3.30 pm, Sun 8.30 -12 noon.
Post Office is included in the Co-op as well as a library link.

Post office

See above Normal open when Co-op is not normally Sun.

Village hall

Lacy Thompson Hall, (Village Hall) Hallbankgate.

Church

St. Thomas a Becket at Kirkhouse. Church of England. Graveyard still active.
Normally 4 services per month. Sunday 9.30 1st, 11 am 2nd, 9.30 am 3rd 11 am 4th.

Pub

The Belted Will at Hallbankgate

Primary school

Hallbankgate Village School
Age Range 3 -11 yrs

DfE No: 5215 Name of School: Hallbankgate Village School.

Projections	Reception	Planned Admission Numbers	Total Number on Role	School Net Capacity
Jan-13	5	8	31	56
Jan-14	3	8	29	56
Jan-15	3	8	27	56
Jan-16	6	8	29	56
Jan-17	4	8	28	56

Projections use January 2012 pupil census and August 2011 General Practice Record.

Secondary school

Nearest William Howard at Brampton

Public transport – quality and frequency of services

Alston to Carlisle 1 complete journey per day Monday to Friday, 2 journeys on Saturday, No service on Sundays or Bank Hols.
Nearest other services Brampton.

GP

Brampton Medical Services.

Dentist

Brampton 2 practices.

Tourist accommodation/ facilities

Belted Will Pub, & Farlam Hall Hotel.
The Old School House B&B

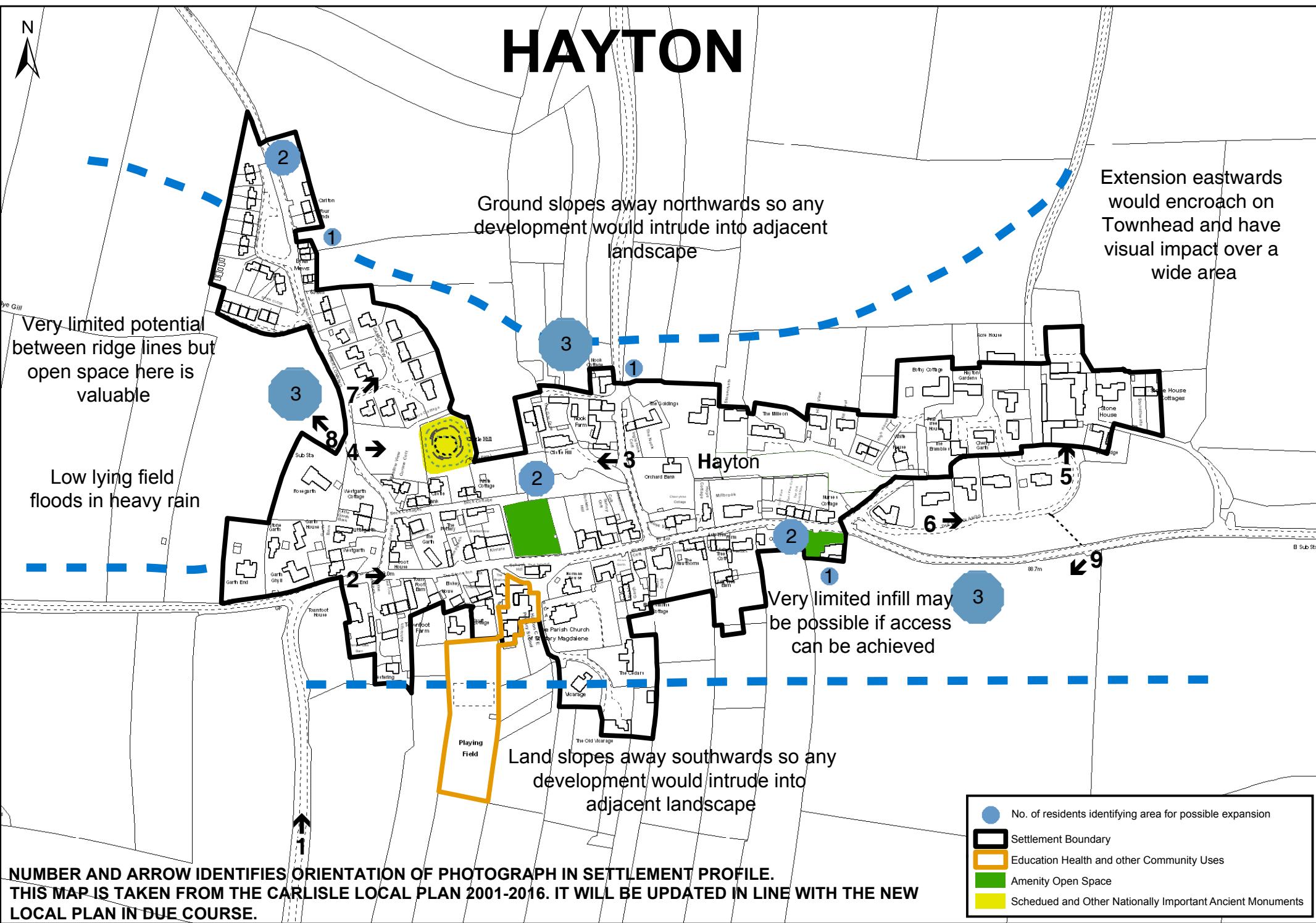
Cultural activities

Only at Village Hall or Brampton.

Mobile services

Normal refuse collections, but not all houses are on the Green Box or Bin scheme.
Police in attendance at times, normally at Brampton.

HAYTON



Ground slopes away northwards so any development would intrude into adjacent landscape

Extension eastwards would encroach on Townhead and have visual impact over a wide area

Very limited potential between ridge lines but open space here is valuable

Low lying field floods in heavy rain

Very limited infill may be possible if access can be achieved

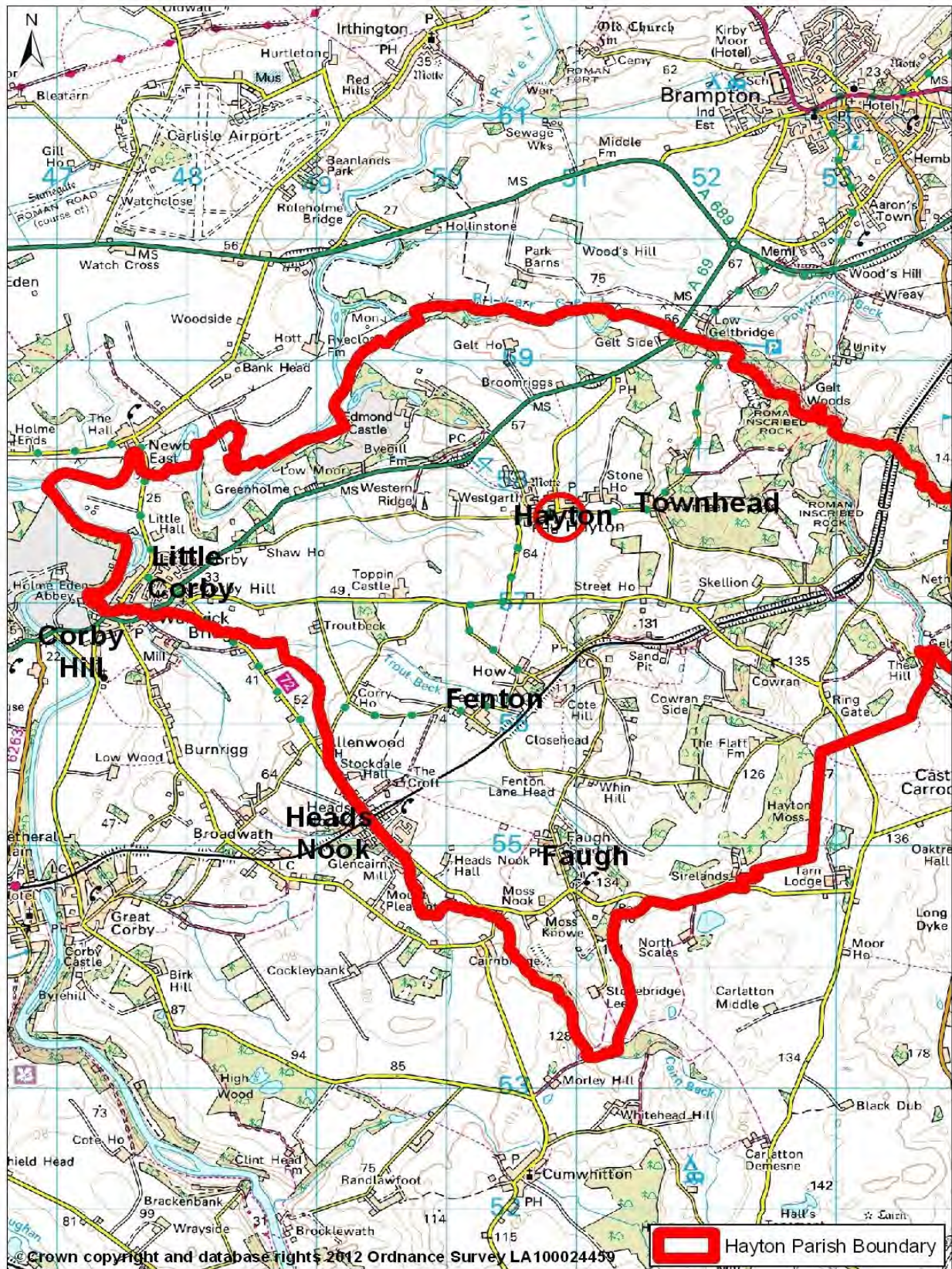
Land slopes away southwards so any development would intrude into adjacent landscape

- No. of residents identifying area for possible expansion
- Settlement Boundary
- Education Health and other Community Uses
- Amenity Open Space
- Scheduled and Other Nationally Important Ancient Monuments

NUMBER AND ARROW IDENTIFIES ORIENTATION OF PHOTOGRAPH IN SETTLEMENT PROFILE. THIS MAP IS TAKEN FROM THE CARLISLE LOCAL PLAN 2001-2016. IT WILL BE UPDATED IN LINE WITH THE NEW LOCAL PLAN IN DUE COURSE.

HAYTON

Figure 1: Location of Hayton



Strategic position

The village of Hayton is 7.7 miles east of Carlisle and 0.5 mile south off the A69 the main trunk road for Carlisle to Newcastle. Hayton is 3 miles South West of the market town of Brampton with connection to the railway services between Carlisle and Newcastle.

Nearest settlements by road include: Heads Nook 2.4 miles, Warwick Bridge 2.3 miles and 3.5 miles Castle Carrock.

General description of settlement

This delightful, small village has a fascinating history resulting in an intense character and strong sense of place. Its character is the product of many factors, including the predominance of a very distinctive natural stone building material, a truly quaint little church and a very dense grain with a chaotic organic geometry.

Most of the built form is stretched along the main street that runs east/west along a ridge and the close association of church, pub, school, shop and other community focus buildings create a very legible core. The tree-topped Castle Hill motte serves as another prominent landmark.

Some relatively recent development creates some architectural tensions, for instance the inappropriate red brick of Castle View and the exceptionally costly new housing on the Woodlands sitting alongside precious farm buildings in urgent need of refurbishment.

Topographical and landscape context

The majority of Hayton is built along a shallow ridge aligned east/west but with a narrow steep-sided valley along the backbone of the ridge: this creates an extremely memorable internal configuration to the village and gardeners have exploited the shelter afforded by the valley.

The ridge, Western Ridge, extends westwards into open countryside before eventually sloping down towards the Irthing valley, whereas land to the east continues to rise to Townhead and Townhead Wood beyond.

Townhead Wood is the dominant tree cover in the vicinity, with few significant groups of trees within the village itself owing to its dense structure but one or two fine specimens.

Biodiversity

Hayton is surrounded by farmland, some of which is arable, so biodiversity is fairly limited, although the shelter of the small valley affords some variation in habitat. Most of the trees are urban specimens but do offer habitat for birds and surrounding hedgerows add to the diversity to a modest degree.

Tourist features/context

Hayton is too small and compact to afford much opportunity for crowds to visit but there is real interest here for a touring visitor to spend a short time looking around, discovering the village's history and appreciating its quaint character. It is also set amongst very attractive and picturesque countryside landscape. One imagines that a similar quality of village in the south of England would be a very popular destination but here it is more likely to be the preserve of locals.

Settlement dependencies

Hayton has a village core that includes Hayton Primary School, The Stone Inn, village shop and St Mary Magdalene church. There are regular daily buses and ready access to the A69.

CABE¹ Pre-consultation Comments on Scope for new development

The compact form and character of Hayton are so in tune with the landscape that any development would need exceptional care if the village's complete sense of place is not to be threatened. Extension in any direction is likely to weaken the settlement's focus and begin to assert influence over a much larger area than its current confines, with visual impacts spilling down the sides of the ridge or creeping up towards Townhead. Minimal infill may just be possible on the eastern end but access is profoundly difficult.

¹ Commission for Architecture and the Built Environment (CABE)

Community Consultation

A focus group meeting was held on 04/07/12 with members of Hayton Parish Council. This included residents of Hayton, Heads Nook, Warwick Bridge, Corby Hill and Little Corby. The Parish Council highlighted the need to seek the views of the inhabitant of the Parish. A leaflet was delivered to all households within the Parish including Hayton and surrounding area.

Summary of Responses from Community Consultation for the village of Hayton

There were 13 responses from residents of Hayton. Of these 9 respondents gave positive comments and 3 specifically highlighted the need for affordable housing for local peoples. These respondents identified 9 sites in and around Hayton. In addition, sites were identified in How Mill and Townhead. Those in favour of some small scale housing commented upon the need:

- for careful development over the next two decades to continue to make viable the excellent facilities of the village;
- for a small number of affordable housing for young people both to buy or rent and/or older disabled people along with the necessary infrastructure and transport development (Townhead only); and
- to keep local young people in the area through providing affordable housing options.

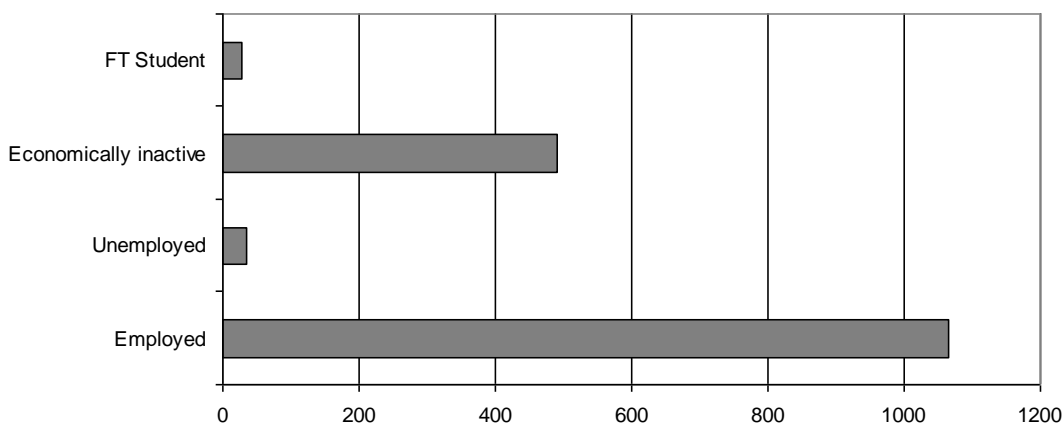
Four respondents had the following concerns about further development:

- Hayton has already substantial contributed to the increase in dwellings over the last 50 years and is just about at the limit;
- there is a lack of necessary infrastructure;
- the school is already full;
- there is no post office or doctor's surgery;
- residents need for a car to live in the village;
- there is already planning permission for 12 new dwellings and therefore no further need;
- further development would generate an increase in rural traffic increasing congestion at peak times and impacting on the environment;
- as an outlying village affordable housing, rental and starter homes are not appropriate here due to the increasing cost of running one or more vehicle;
- existing affordable housing remains empty and has done for some time; and
- parking congestion would be aggravated by additional building. There is already a need for more off street parking.

Socio-economic picture for Hayton Council¹

Population		2180
All dwellings		947
Households with residents		919
Second residence/holiday accommodation	13	
Average household size	2.37	
Average number of rooms per household	6.17	
Owner occupied tenure	773	
Rented from Council or housing association	71	
Rented from private landlord	75	
Average distance travelled to fixed place of work		17.27 miles

Figure 2: Economic activity aged 16-74²



¹ Sourced from 2001 census data, Office for National Statistics 2010

² Economically inactive includes retired, student, looking after home/family, permanently sick/disabled and other

Photographs



1. Open landscape looking northwards towards the west end of Hayton. Landform undulates with Hayton built along a shallow ridge aligned east/west.



2. Main street through Hayton looking eastwards towards the Stone Inn.



3. Westerly view along the line of a shallow ridge with a sheltered, steep-sided valley along the backbone of the ridge.



4. Open space within the village looking towards the tree-topped Castle Hill motte.



5. Farm buildings east of the settlement.



6. The Woodlands housing development, adjacent to farm buildings (photo 5).



7. Castle View, building materials not in keeping with locally sourced materials



8. Open landscape looking North west from the west end of the village.



9. Entrance to Hayton Village from the east.

Services and facilities: Detailed Information

Information provided by representatives of the Parish Council.

Convenience store

Hayton Stores. There is also a Post Box outside.

Post office

No Post Office. The closest is Brampton.

Village hall

Hayton Reading Room.

Church

Grade II* Listed St Mary Magdalene (CofE Anglican).

Pub

The Stone Inn.

Primary school

Yes, Hayton C of E Primary School. There are currently 145 pupils enrolled at the school. There is also Little Acorns pre-school nursery that rents part of the village Reading Room.

Age Range 4 -11 yrs

Number on Roll (Sept 2011) 140

School Net Capacity 157

DfE No: 5200 Name of School: **Hayton CE Primary School**

Projections	Reception	Planned admission numbers	Total Number on Roll	School Net Capacity
Jan-13	19	25	134	161
Jan-14	16	25	134	161
Jan-15	17	25	136	161
Jan-16	24	25	137	161
Jan-17	19	25	138	161

Projections use January 2012 pupil census and August 2011 General Practice Record.

Secondary school

No, pupils travel to William Howard School in Brampton where there are 1600 pupils enrolled.

Public transport – quality and frequency of services

Bus services – 3 per day to and from Carlisle (Mon-Fri).

GP

No, patients travel to Corby Hill where the doctors surgery forms part of Brampton Medical Practice (1.8 miles away).

Dentist

Patients travel to a dental practice in Brampton (2.5 miles away).

Tourist accommodation/ facilities

String of Horses Inn (1 mile away), Willowbeck Lodge B & B (5 miles away).

Talkin Tarn Country Park – 2 miles away.

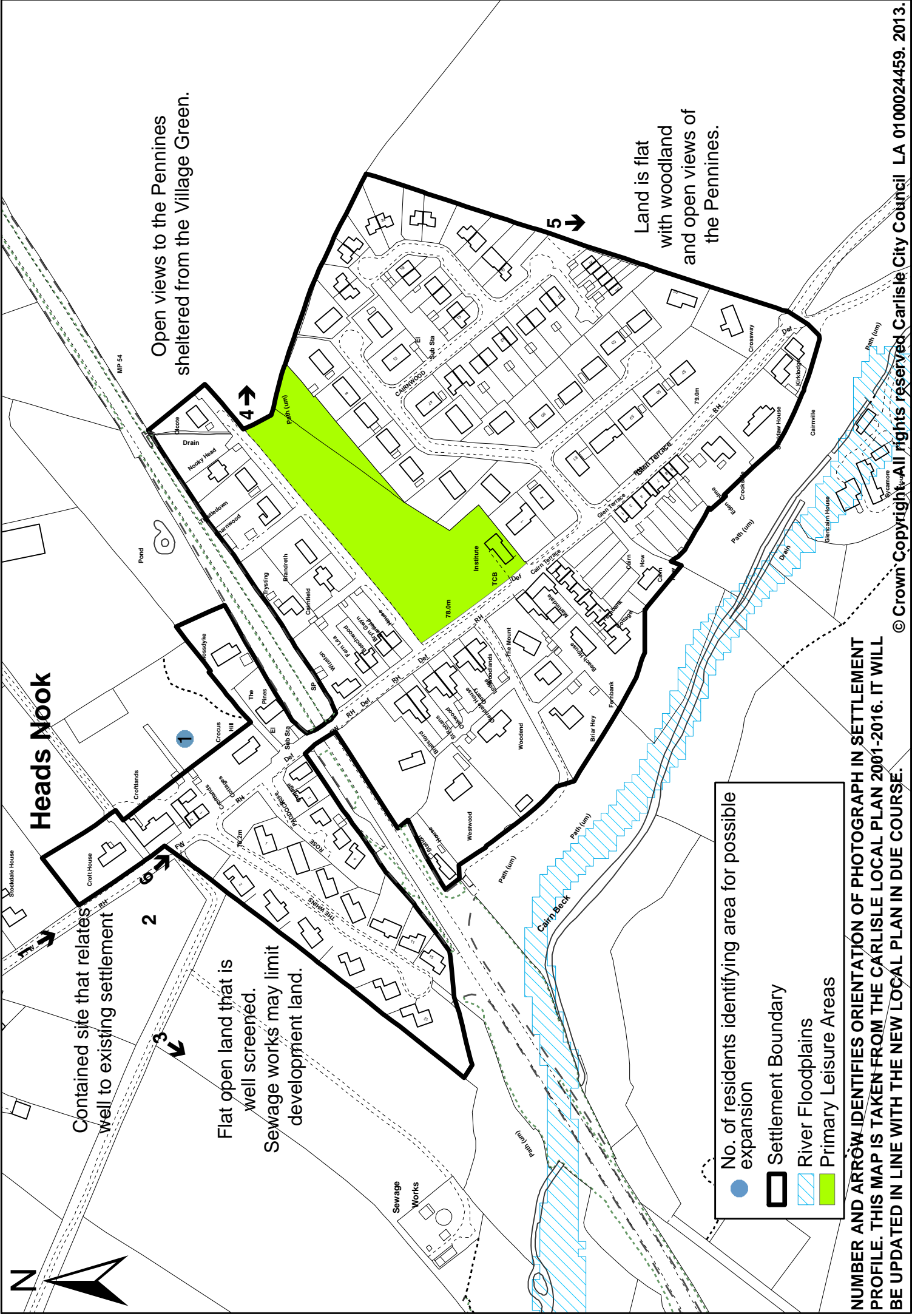
[Empty rectangular box]

Cultural activities

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Mobile services

[Empty rectangular box]



Heads Nook

1 → Contained site that relates well to existing settlement

2 →

3 → Flat open land that is well screened. Sewage works may limit development land.

4 →

Open views to the Pennines sheltered from the Village Green.

5 →

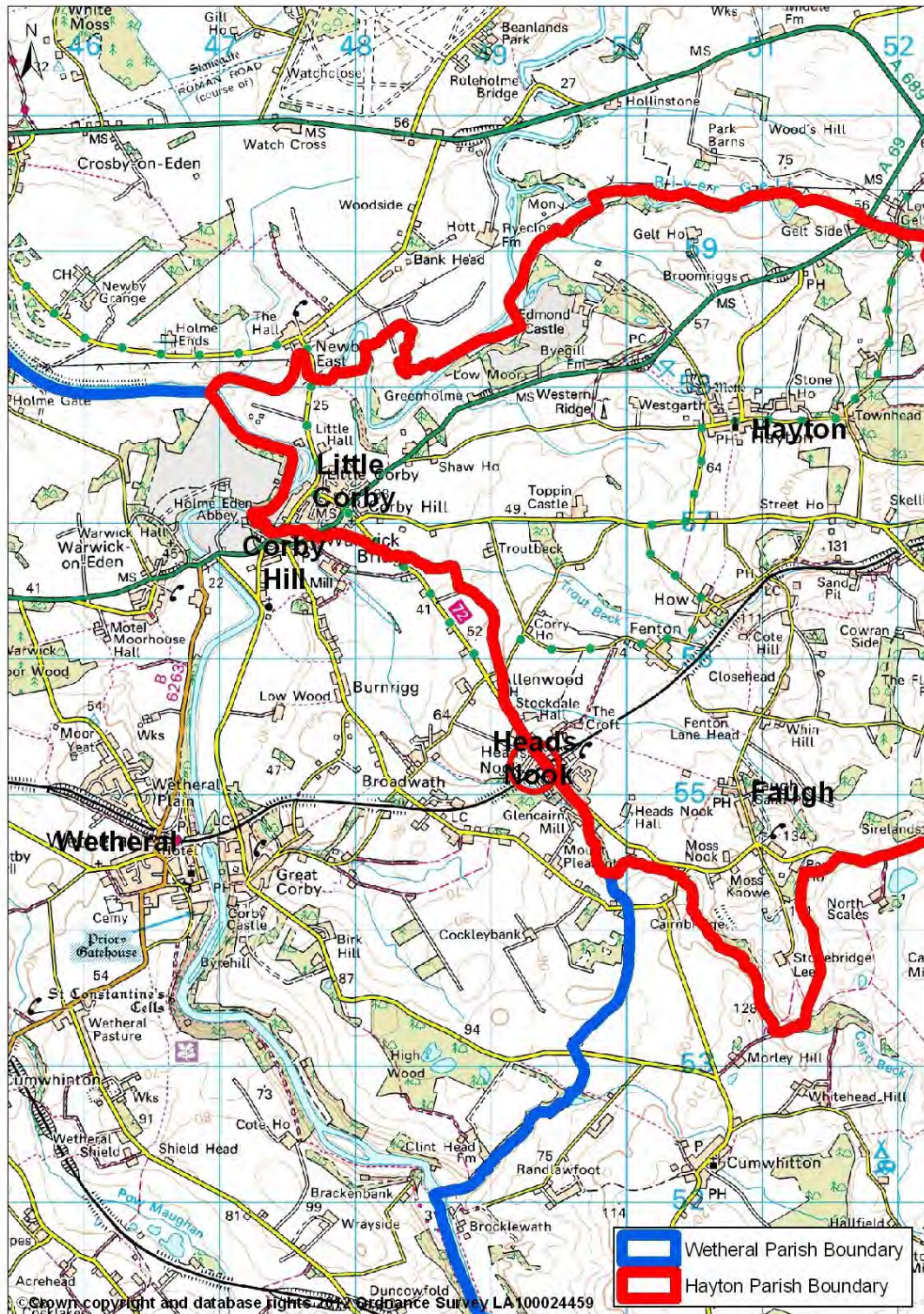
Land is flat with woodland and open views of the Pennines.

- No. of residents identifying area for possible expansion
- Settlement Boundary
- River Floodplains
- Primary Leisure Areas

NUMBER AND ARROW IDENTIFIES ORIENTATION OF PHOTOGRAPH IN SETTLEMENT PROFILE. THIS MAP IS TAKEN FROM THE CARLISLE LOCAL PLAN 2001-2016. IT WILL BE UPDATED IN LINE WITH THE NEW LOCAL PLAN IN DUE COURSE.

HEADS NOOK

Figure 1: Location of Heads Nook



Settlement profile**Strategic Position**

Heads Nook is situated 7 miles to the East of Carlisle, close to the surrounding villages of Warwick Bridge (1.6 miles), Great Corby (1.2 miles), Faugh and Hayton (2.4 miles). This small rural settlement has lost a number of its key services in recent years, forcing it to rely on the surrounding villages for these resources. Residents are largely dependent upon having a private cars for access to services.

General description of settlement

This is a small rural settlement which historically grew from tweed mill industry located in the valley and also agricultural industry in the surrounding area.

The village is of linear form with the oldest properties fronting onto the main road that leads through the village. The village grew substantially in the late 20th Century when 80 bungalows and two storey detached and semi-detached houses were developed, the village expanding from its central spine in both a north east and south westerly direction. It is clear that most of the development has occurred to the eastern side of this linear settlement. This is also where the remaining services for the village are located (the village hall and village green with children's play area). In recent years the facilities serving this village have diminished with the closure of the village Post Office and Shop. The church room has also closed. The village is dissected by a railway line, however, this is largely not visible due to mature tree cover. The road dissecting the settlement form is the parish boundary for Hayton and Wetheral parishes.

Topographical and landscape context

Land rises gradually up to the village as it is approached from the North West before levelling out.

Biodiversity

A feature of the settlement is the abundance of mature trees, some of which are protected by tree preservation orders. Trees line the village on the western side, along the route of the railway line which cuts through the village (to provide screening for adjacent properties). The surrounding fields and hedgerows are home to various wildlife species. Cairn Beck runs to the south of the village and its associated flood plain will also provide a habitat for a variety of wildlife.

Tourist features/context

There are no facilities for tourists within the village, however, just outside the village there are three B & B's. This location may be attractive for visitors to Hadrian's Wall, however limited public transport services to the village are limiting.

Settlement services and facilities

Surrounding farms and stand-alone dwellings rely on this settlement for community facilities such as the popular village hall. For a wider range of facilities and services, residents travel to the larger settlements of Warwick Bridge, Brampton and Carlisle.

CABE¹ Pre-consultation Comments on Scope for new development

Scope for further development of Heads Nook is limited due to the lack of services within the village, however, residents of Heads Nook do support services neighbouring settlements. Further development would have to consider access to services, reliance on private transport and the availability of the public transport.

Four areas potentially have capacity for development in landscape terms.

To the north west there is opportunity for infill to continue the line of the main road with limited detrimental impact on the surrounding landscape as it is closely related to existing residential development. Mature trees on, and surrounding the area would provide screening.

Also to the north west (south of the track) there is potential that relates well to the existing settlement. Also surrounded by mature trees development would be well screened. However, the sewage works located in this area would reduce the development potential of this land.

More central to the north east of the village is an area screened from the adjacent playing field by mature trees and with open views to the north and north east towards the Pennines. Land is flat and in an elevated position as compared to surrounding land to the north and north east. Development here may intrude into the adjacent landscape.

To the South east of the village land flattens and relates well to surrounding residential properties. Screened by existing trees and hedgerows this area appears to be waterlogged.

The village inhabitants and those of the surrounding villages would benefit from having a village store and other local service. The demand required to sustain additional services may not be sufficient from within the village and the vicinity despite any future residential development.

Community Consultation

Heads Nook is divided by the parish boundaries of Wetheral and Hayton. The majority of households in Heads Nook fall within Hayton Parish.

Hayton Parish Council

A focus group meeting was held on 04/07/12 with members of Hayton Parish Council including a representative of Heads Nook village.

A leaflet was distributed to 167 households within Hayton Parish, there were 9 responses. Eight of the respondents had concerns about further development of Heads Nook village. Concerns included:

- lack of capacity for more traffic and the increased risk to pedestrians;
- lack of affordable options;
- poor transport services and over reliance on the car;
- detrimental effect on wildlife habitats particularly those of the ground nesting birds that in decline locally; and
- lack of amenities and infrastructure that would require significant investment to improve including shops and primary school.

One respondent felt that in the past development in Heads Nook had improved the layout of the village and rejuvenated the community spirit. A small scale development that complemented the village may create opportunities for better services.

In addition residents of Fenton were positive about affordable housing for local people particularly young families and the elderly and disabled.

Wetheral Parish Council

A focus group meeting was held on 23/2/12 with members of Wetheral Parish Council including a representative of Heads Nook village.

Wetheral Parish Council included a detachable comments page on the future shape of the villages in the Parish to their annual report that was distributed to all, including 150 households in Heads Nook Village. There were no responses returned.

The Village is served by a limited size combined sewer pipe which at times of heavy rainfall runs at full capacity. Any further development would require a replacement pipe and enlarged sewerage treatment works.

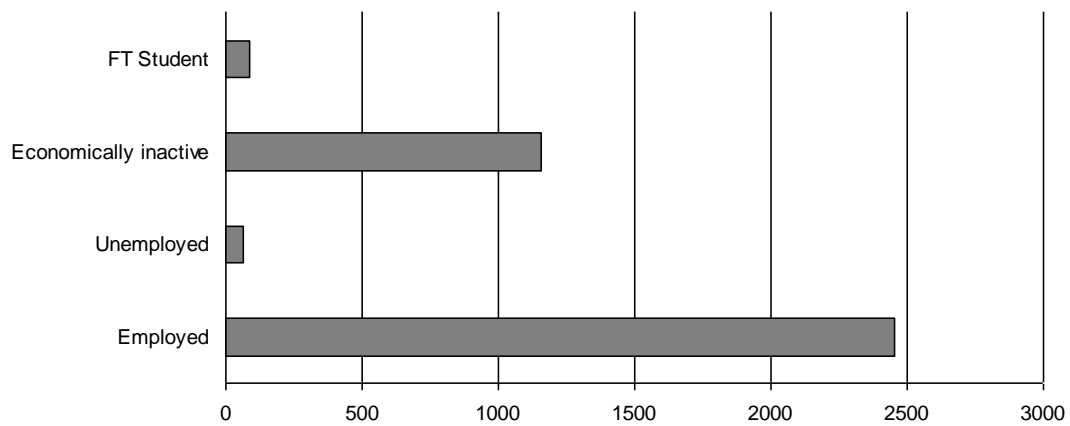
Wetheral Parish Council undertook community led planning in 2010. As part of this consultation a question asked of all households: 'would you object to a small number of low-cost rented houses being built in the parish, to meet the needs of local people?' 75% of people who responded said that they would have no objection (from the whole parish not just Heads Nook village). However, many expressed their concern that the existing low cost housing did not go to local families. For a full summary of responses go to end of document.

Socio-economic picture for Wetheral Parish Council¹

Population	5203
All dwellings	2252
Households with residents	2168
Second residence/holiday accommodation	30
Average household size	2.37
Average number of rooms per household	6.33
Owner occupied tenure	1872
Rented from Council or housing association	113
Rented from private landlord	183

Average distance travelled to fixed place of work 16.02 miles

Figure 2: Economic activity aged 16-74²



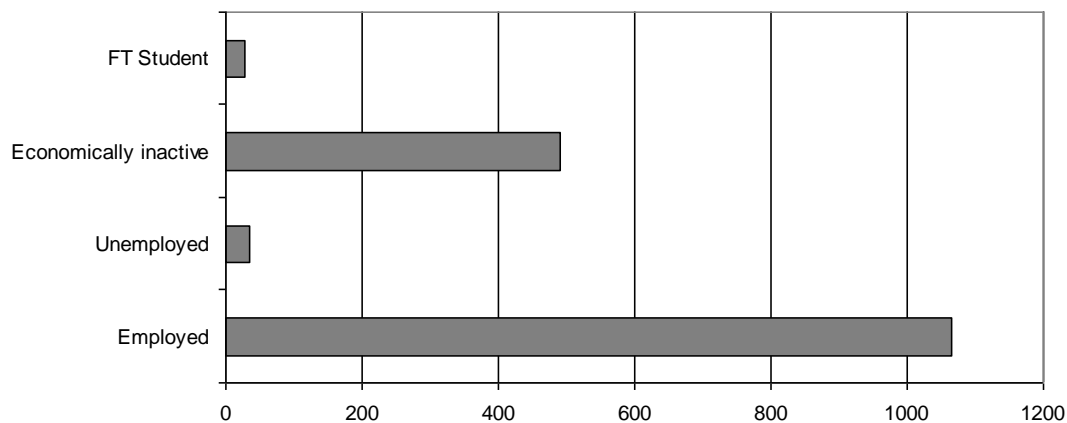
¹ Sourced from 2001 census data, Office for National Statistics 2010

² Economically inactive includes retired, student, looking after home/family, permanently sick/disabled and other

Socio-economic picture for Hayton Council³

Population	2180
All dwellings	947
Households with residents	919
Second residence/holiday accommodation	13
Average household size	2.37
Average number of rooms per household	6.17
Owner occupied tenure	773
Rented from Council or housing association	71
Rented from private landlord	75
Average distance travelled to fixed place of work	17.27 miles

Figure 3: Economic activity aged 16-74⁴



³ Sourced from 2001 census data, Office for National Statistics 2010

⁴ Economically inactive includes retired, student, looking after home/family, permanently sick/disabled and other

Photographs



1. On approach to the village the road steepens along which there are a number of spaced out large detached houses.



2. Ariel photograph of an open area close to the north western entrance of the village with mature tree cover delineating the site boundaries.



3. Flat open land to the north west of the village is well screened, however, sewage works to the south west of site.



4. Land to the north west of the village is flat with a playing field and park adjacent to the right (separated by tree cover). Good views towards the Pennines.



5. Open land to the south east of the settlement is flat with woodland and open views to the Pennines..



6. Traditional style of building that fronts the main road approaching Heads Nook.



7. Photograph shows open space area within the centre of the village, providing the only open recreation space within the village.



8. Terraced housing central to the settlement in red brick lie opposite to the village green.

Services and facilities: Detailed Information

Information provided by representatives of the Parish Council.

Convenience store

No. Residents would travel to Hayton, Wetheral, Warwick Bridge or Brampton to access a convenience store.

Post office

There is a Post Box in the village; however the closest Post Office is in Warwick Bridge, Wetheral or Brampton.

Village hall

Yes. The village hall hosts a number of local groups and functions, including: Scouts, botanical art, Otters and Cubs, Yoga, Short Mat Bowls, Highlights Concerts and children’s drama academy.

Church

There is not a church in Heads Nook however there are multiple churches of various denominations in surrounding villages. In Warwick Bridge there is Our Lady and St Wilfrid (RC), St Paul (CofE) and also Corby Hill Methodist Church. In Cumwhitton there is St Marys (CofE Anglican). In Hayton there is St Mary Magdalene (CofE).

Pub

There is not a pub in Heads Nook. The nearest pub is the String of Horses in Faugh.

Primary school

No. Pupils travel to Warwick Bridge, Hayton or Great Corby.

Secondary school

No. Pupils travel to William Howard School in Brampton.

Public transport – quality and frequency of services

There is a bus service with at least 4 buses per day on 5 days per week (No 95) to Carlisle and Brampton. The railway station on the Carlisle-Newcastle line closed in the 1960s and efforts to reopen it have been unsuccessful despite the large increase in size of the village,

GP

No. Patients travel to Corby Hill or Wetheral surgeries which form part of Brampton Medical Group.

Corby Hill Opening Times

Monday	8.30am – 12.30pm	4.00pm – 6.00pm
Tuesday	8.30am – 12.30pm	3.00pm – 5.00pm
Wednesday	8.30am – 12.30pm	CLOSED
Thursday	8.30am – 12.30pm	1.30pm – 4.30pm
Friday	8.30am – 12.30pm	3.00PM – 5.00pm

Wetheral Opening Times

Monday	8.30am - 1.00pm	2.00pm - 6.30pm
Tuesday	8.30am - 1.00pm	2.00pm - 5.30pm
Wednesday	8.30am - 1.00pm	CLOSED

Thursday	8.30am - 1.00pm	CLOSED
Friday	8.30am - 1.00pm	2.00pm - 6.30pm

Dentist

No. Local people travel to Wetheral, Brampton or Carlisle.

Tourist accommodation/ facilities

Heads Nook Hall B&B, just outside Heads Nook or String of Horses at Faugh

Cultural activities

Mobile services

RESPONSES FROM WETHERAL PARISH COUNCIL HOUSING NEEDS ASSESSMENT QUESTIONS - 2010

A collation of the written responses to the question: 'would you object to a small number of low-cost rented houses being built in the parish, to meet the needs of local people?'

75% of people (from the whole Parish) who responded said that they would have no objection.

Heads Nook / Burnrigg / Broadwath:

Survey of residents of Wetheral Parish Council only.

Comments and concerns relating to...

The need for affordable housing in the area

- 3 low cost houses built at Faugh, not sold, nearly sent builder broke, now renting.

Housing for local people

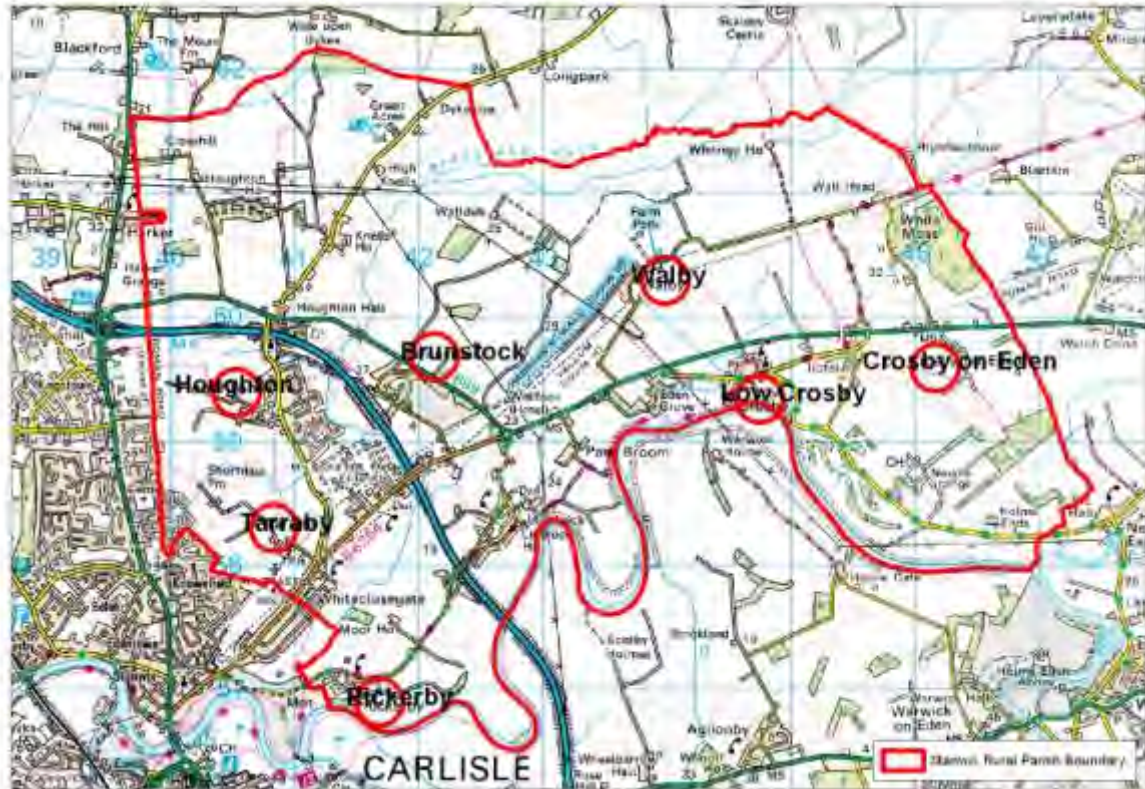
- But only for locals
- You won't be able to guarantee it would go to local people.

The suitability of the area for affordable housing

- Can see no need. No shop, P.O. or railway station. No employment. Very long bus trip to Carlisle. No evening buses.
- Low cost rented houses are not appropriate in an area with such poor public transport.

HOUGHTON

Figure 1: Location of Houghton



Qualitative descriptions of:**Strategic position**

Houghton is a commuter village approximately 2.5 miles north east of Carlisle. The M6 motorway sweeps round close to the northern edge of the settlement. Houghton is accessed from the north via a bridge over the motorway linking it to the A689, Junction 44 of the M6 being 0.9 mile from this point. The C1012 road through the village runs roughly north-south linking the A689 (to Brampton) and the B6264 runs to the A7 at Stanwix Bank. In terms of providing a suitable location for people to live and access Carlisle (by road or public transport) or places north via the motorway, Houghton is in a very convenient position. There is no railway line.

The alignment of Hadrian's Wall passes immediately south of the settlement and there are two mile castles and Drawdykes castle. Historically therefore the positioning of the mile castles would have had strategic significance.

It is the largest settlement in the civil parish of Stanwix Rural.

General description of settlement

Houghton is a commuter village. It has a sub post office/grocers shop, a hairdresser, a village hall, a primary school, a day nursery and St. John's Church. It also has a 2nd hand furniture shop. The village green forms the focus of the settlement, providing a strong sense of place and an equally strong rural character although the area in the vicinity of the shop does suffer significant parking congestion at school start and finish times.

Houghton has won several major accolades in the Cumbria In Bloom Contest; the Village Hall and The Primary School are also prize winners in the same competition.

Gosling Sike Farm Conservation Area, The Croft organic farm and Tarraby Woods lie to the south of the village, west of Houghton Road.

The Church is ¼ mile away to the north in a wooded dip near School Sike stream and closer to the motorway. St. John the Evangelist Church, dates from 1840, is in cream coloured stone from Dalston quarries.

The approach from the north, once in a direct line past Houghton Hall and the Church now rises over the M6 across St. John's Bridge and sweeps in a curve from the west to reach the former alignment just at the northern edge of the settlement. The junction of St John's Bridge with the A689 has a record of accidents including killed/serious injury (KSI) incidents.

Over the past 15 years, or so, the settlement has doubled in size to the east of the Houghton road, along with some infill to the north and west.

The different eras of development each have their own character, strongly influenced by highway layout and house types. The Jackson Road area of the village east of Houghton Road and north of the school includes bungalows and 2-storey houses forming crescents and cul-de-sacs.

Tribune Drive and Antonine Way, south of the school, have a mix of detached and semi-detached properties, forming hammerheads and cul-de-sacs with unfenced frontages. The village green is skirted to the south and west by a narrow lane, across which a small number of bungalows and semi-detached houses face the green. This lane provides access to the cul-de-sacs of Orchard Lane and South Croft to the west.

Two areas of public realm green space within the settlement, the village green and the Tribune Drive Play Area, contribute to the village's character, and sense of place.

Hadrian's Wall runs past the village to the south past Whiteclosegate. Houghton Hall and Houghton House were two imposing homes built in the area. Houghton Hall Garden Centre provides local employment opportunities.

Topographical and landscape context

The majority of the settlement sits in the lower ground that forms the valley floor of the School Sike brook. This brook flows from the north to the motorway, then eastwards round Houghton where it flows into the Brunstock Beck, which eventually flows into the River Eden. The gentle slopes of the landform reflect the valleys through which these becks and Gosling Sike, to the south flow. The river floodplain of the Brunstock Beck skirts the south eastern edge of the settlement.

The land rises all around the settlement, to the north the lower ground extends beyond the motorway which runs on embankment to the west, then through cutting near St. John's Church and woodland. To the east the land rises gradually to the settlement of Brunstock on the hilltop. The land to the south of Houghton, is relatively flat in the area crossed by the line of Hadrian's Wall, with a spur of higher ground on which the Police Transport depot used to be located on the former Hadrian's Camp, but only the maintenance workshop now remains in use. West of Houghton Road the land rises gradually before falling to the valley in which the Gosling Beck flows. Land to the west is relatively flat and has views across to the eastern edge of Carlisle at Kingstown.

From higher points in the landscape it is possible to gain views across to the higher hills to the east. Within the lower areas, the gentle topography restricts views out. North of Houghton and the motorway, the landscape is a gently rolling agricultural, scattered with small settlements. East is the wide valley with the River Eden.

The edge of Houghton itself is visible from the north from the far side of the motorway on the higher ground over which the A689 passes and from the west. The more extensive parts of the settlement are screened by the landform and the scrub vegetation on the south boundary of the disused military camp, north of Hadrian's Park traveller and gypsy site.

Footpath connections from Houghton south and west and east connect to other settlements and into areas for recreation such as Hadrian's Wood almost 2km to the south. This footpath, which follows the course of Hadrian's Wall, also provides access to Tarraby Wood, after traversing the organically farmed Croft Farm and Gosling Sike Farm Conservation Area.

The fields of the surrounding farmland are relatively large with strong hedge-lines and some larger trees. The densest areas of woodland are surrounding the Church in the dip of School Sike, round Houghton Hall to the north and Brunstock House to the east.

The village's public realm is typically rural in character, consisting primarily of the village green. Recently upgraded by Stanwix Rural Parish Council the Tribune Drive Play Area provides a more structured area of public realm. These areas are supported by the surrounding countryside accessible via public rights of way.

Biodiversity

Although gardens are relatively small, with proportionately few large trees limited wildlife corridors exist which utilise gardens, field hedge lines, and becks. Many species of wild birds and other wildlife are often seen in the village. Otters are known to use Brunstock Beck to travel north of the village as far as The Knells, where they have been videoed taking fish from a garden pond. The areas of public open space comprise mainly mown grass with some hard areas and limited opportunity for diversity.

The numerous becks and tributaries of the Eden provide a network of richer wetland habitat across the wider area. The land to the north of the settlement adjacent to the School Sike presents some evidence of wetland habitat. A new wetland habitat has recently been created immediately to the south of the village at Gosling Sike Farm. The closest woodland area surrounds the Church and would have been linked to that surrounding Houghton hall before the motorway was built. There is woodland round Houghton House further north and Brunstock House to the east.

The brownfield disused, military camp site provides a bigger range of species across this scrub habitat, which is likely to be richer from being undisturbed. A large part of the former camp presently constitutes a County Wildlife Site where many species of wild birds along with bats, hedgehogs, foxes, red squirrels, badgers and deer are often seen; the site also hosts rare plant species. However; planning consent was recently given for 100 houses to be built across almost 5 hectares of this County Wildlife Site, severely damaging its usefulness as a contributor to biodiversity.

Tourist features/context

There are a limited number of tourist attractions in the vicinity of Houghton, but because its location is so close to Carlisle and Junction 44 of the motorway, it seems more likely that sightseers will visit from Carlisle or en route elsewhere than stop in Houghton.

The nearby attractions include: Houghton Hall (grade II listed structure of historical importance) which has a miniature's museum, containing one of the world's top collections of quality miniatures, including scale copies of antique furniture, paintings and china, a very large garden centre that has opened in the grounds of Houghton Hall and a large farm shop and food hall.

Not open to the public the 13th or 14th century, fortified farmhouse, Drawdykes Castle (a pele tower rather than a castle), lies almost on the line of the nearby Hadrian's Wall, from which much of its stone is said to been taken.

Hadrian's Wall World Heritage Site crosses the area, along with 2 Mile Castles and the Vallum, their remains being marked by hedge and tree lines. A scheduled monument marks the location of a Hadrian's Wall Milestone.

Settlement dependencies

Houghton's proximity to Carlisle city means that it is able to depend for many services on the city.

The settlement does have its own primary school, village shop/post office, used furniture shop, a hairdressers and a dental laboratory. These are likely to be convenient for people living in the more rural areas to the north

The Croft organic farm, immediately south of the village, hosts around 250 educational visits per year, whilst at the neighbouring Gosling Sike Farm Cumbria Wildlife Trust has created wetland habitat with small visitor/education centre.

Comments on Scope for new development¹

Houghton has developed incrementally over the years. There is limited potential from a landscape perspective for further growth in a number of directions, however, there are constraints to the east from the river floodplain.

Further growth could make the parking congestion round The Green and the shops more acute. All development potential would have to be assessed further in terms of current agricultural viability, land availability and environmental sensitivities of the land, and scale of development that is appropriate for the settlement, bearing in mind that outline planning permissions (12/0610) has been granted for of Hadrian Camp for approximately 96 houses. This will provide for enough housing for local housing needs for the next 15 years and therefore no more sites will be allocated for development through the Local Plan. Wind fall developments will be assessed on their own merits through the planning process as and when they come forward.

¹Comments made by the Carlisle City Council policy planners

Community consultation

The details of the original Draft Houghton Rural Masterplan were discussed in their entirety by residents of the village at a well attended public meeting held in Houghton Village Hall.

All those present were unanimous in their extensive criticism of the documents many inaccuracies and its reliance upon out of date information.

The meeting was also unanimous in its view that the document constitutes no more than a clumsy attempt to facilitate significant expansion of Houghton, prior its subsumption as a suburb of Carlisle, through portraying the village as wanting in community identity, lacking in a sense of place and devoid of rural character.

With reference to land north of the village and east and west of Houghton Road; the meeting was unanimous in its opinion that any development to the west would be subject to significant noise pollution from the M6 and thus would require large scale mitigation works, whilst development to the west would suffer due to issues arising from inadequate and problematic local drainage and the presence of the Brunstock Beck flood plain.

It was also agreed unanimously by the meeting that any significant development north of the village, or on Hadrian's Camp, would severely prejudice Houghton's rurality, community identity and sense of place, and thus would be strongly opposed.

Small scale infill development to provide affordable homes only, for people local to the village, would be acceptable if appropriate.

At the end of the meeting the overriding and uniting conviction of those present was that Houghton must retain its community identity and sense of place as a rural village and must not become subsumed as a suburb of Carlisle.

Socio-economic picture for Stanwix Rural Parish Council

For a full parish profile go to:

http://www.cumbriaaction.org.uk/Portals/0/Parish%20Profiles/Carlisle/Stanwix_Rural_ParishProfile_E04002474.pdf

Photographs



1. View across The Green south to central area of village with parking for busy shop and post office.



2. Term time parking congestion at Jackson Road and Houghton Road outside school and nursery. Cars have been witnessed being driven along the footpath between the school fence and the blocked road.



3. Tribune Drive brick and render detached and semi-detached estate on organic layout with cul-de-sacs creating significant expansion to south of settlement behind gardens of properties fronting main street south towards Carlisle.



4. Looking east into cul-de-sac development of detached houses on south west edge of settlement off Tribune Drive. Houses at far end are close to the river floodplain zone. Development here blocks any potential for access further south from internal roads.



5. Playground and open space associated with Tribune Drive development. No access, other than trespass, to privately owned disused, military camp from this open space. Quality and diversity of space recently enhanced by Parish Council, Tribune Drive housing in the background.



6. Earlier (60's and 70's) Jackson Road development to north of settlement centre and east of Houghton Road North. Extended crescents and cul-de-sacs. Housing on right blocks access to land behind except for PRoW adjacent to sub-station.



7. Northern approach to the settlement. Open views of houses across mown grass, Flower planter maintained by Houghton Cumbria in Bloom Group



8. Looking south along the approach to the Church, which is located in a dip separated from the rest of the settlement. This is the former approach road to the village before the access was redirected over the M6.



9. View of St. John the Evangelist Church from Brunstock Lane. Dating from 1840, the Church is in cream coloured stone from Dalston quarries. Mature trees surrounding..



10. Lodge Cottage, in Brunstock Lane, opposite St John's Church. Lane leads to public footpath to Brunstock



11. Northern edge of the settlement from the former approach road, settlement edge in a straight east-west alignment. School Sike flows under bridge in foreground and follows the line of Brunstock Lane to join Brunstock Beck. Clear evidence of wetland from vegetation.



12. View from track /footpath (to Kingstown) at end of Orchard Lane looking north east across grazing land towards rear of houses which front The Green.



13. View into entrance of County Wildlife Site on former Hadrian's Camp east of Houghton Road. Home to many wildlife species including rare orchids, Much thinning and felling has recently been carried out and site now has consent for 100 houses, to be accessed via this entrance.



14. Entrance to ex Police Transport Depot on former Hadrian's Camp, east of Houghton Road. Only the vehicle maintenance workshop now remains in use.



15. Public footpath through Greenfield Farm connecting Houghton centre with village of Tarraby further south. Rear of site now has consent for storage of 20 touring caravans



16. View south along western boundary of Greenfield Farm. Pasture land dropping to Gosling Sike Conservation Area.



17. View from A689 toward northern boundary of Houghton, clearly illustrates vulnerability to significant noise pollution from M6 motorway.

Services and facilities: Detailed Information

Information provided by representatives of the Parish Council.

Convenience store

Petrol Station – including small convenience store approximately 1 mile south of village

Post office

Post Office incorporated into village store

Village hall

Houghton Village Hall: Dimensions of main hall: 15m x 10m + extension 5m x 7m
Capacity of main Hall: 360 **Toilets:** 3 (male, female, disabled) **Disabled facilities:** Yes
Small meeting room(s): 1 **Dimensions of meeting room(s):** 5m x 12m **Capacity of meeting room(s):** *no information provided* **Car park:** Yes **Number of cars:** 40 **Kitchen:** Yes
Bar: As required **Store room:** Store cupboards **Lobby/entrance:** Yes **Stage:** Yes
Sprung floor: Yes **Sports marking:** Yes **Hearing loop:** Yes **Ofsted inspected:** No
Playground: No **Other facilities:** *no information provided* **Size of grounds:** Village Green Available Medium (Large= more than 1 acre, Medium = ½ to 1 acre Small = less than ½ acre, None = no grounds) **Number of tables:** 47 **Number of chairs:** 231 **Cups and saucers can cater for:** 100 **Plates and cutlery can cater for:** No cutlery **Additional equipment (e.g. stage lights):** Stage lights only on old stage. Microphone & address system available **Hall age:** Original Reading Room over 100 years old – later extensions added.

Houghton Church Hall**Church**

St John's Church Houghton with St Peter's Church Kingmoor

Pub

Not in centre, but Near Boot Inn approximately 1 mile south of village centre

Primary school

Houghton Primary School

Age Range 4 -11 yrs

Number on Roll (Sept 2013) Roll 138

School Net Capacity 140 – i.e. only two places available throughout the school

DfE No: 3015 Name of School: Houghton CE School

Projections	Reception	Planned Admission Number	Total Number on Role	School Net Capacity
Jan-13	20	20	138	140
Jan-14	20	20	139	140
Jan-15	20	20	143	140
Jan-16	20	20	143	140
Jan-17	20	20	143	140

Secondary school

No

Public transport – quality and frequency of services

Every hour into Carlisle city – recent Parish survey indicated that residents very happy with current service levels and since Reay's started service.

GP

No

Dentist

No

Tourist accommodation/ facilities

Only 1 B&B at St John's Bridge
Houghton Hall Garden Centre
Hotels - none

Cultural activities**The Following Groups Meet regularly in the Village Hall.**

Flower Show 2nd Saturday in September

Whist 2nd Monday in Month 7.30pm

Bee Keepers 4th Monday of Month 7.30pm

Mums & Toddlers Tuesday 10am – 12 noon

W.I. 1st Tuesday in month 7.00pm – 10.00pm

Bingo 2nd Tuesday in month 7.45pm – 9.30pm

Dancing Class Wednesdays 4.45pm – 6.45pm (term time)

Music Makers (pre school) Thursday & Friday 9.30pm – 11.30pm (Term time)

Evergreens Thursdays 2.00pm – 4.00pm

Flower Guild 2nd Thursday 7.00pm – 10.00pm

Rainbows Thursdays 5.30pm – 6.30pm (term time)

Bowls Friday 2.00pm – 4.00pm

7.30pm – 10.00pm

The groups listed below meet in St. John's Church Hall

There are also groups other than those listed below, follow link to update user groups. <http://www.hkchurch.org.uk/index.html>

Guides Wednesdays 7.00pm – 8.30pm

Brownies Thursdays 5.30pm – 7.00pm

Cubs Fridays 5.45pm – 7.15pm (term time)

Scouts Friday 7.30pm – 9.00pm

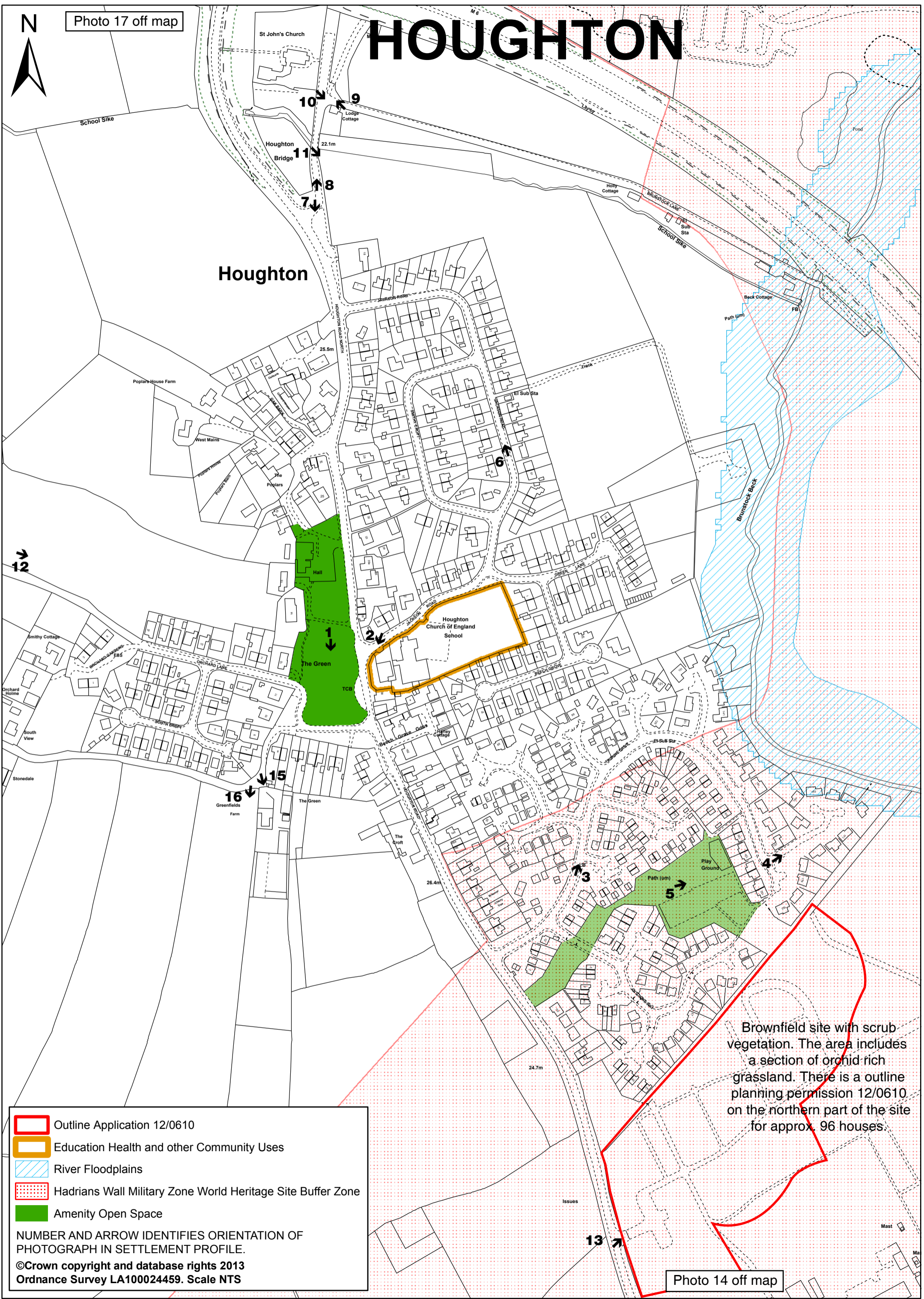
Mobile services

Not known

HOUGHTON



Photo 17 off map



Brownfield site with scrub vegetation. The area includes a section of orchid rich grassland. There is a outline planning permission 12/0610 on the northern part of the site for approx. 96 houses

- Outline Application 12/0610
 - Education Health and other Community Uses
 - River Floodplains
 - Hadrians Wall Military Zone World Heritage Site Buffer Zone
 - Amenity Open Space
- NUMBER AND ARROW IDENTIFIES ORIENTATION OF PHOTOGRAPH IN SETTLEMENT PROFILE.
- ©Crown copyright and database rights 2013
Ordnance Survey LA100024459. Scale NTS

Photo 14 off map

IRTHINGTON

Irthington is nestled below higher ground forming rolling hills in its backdrop

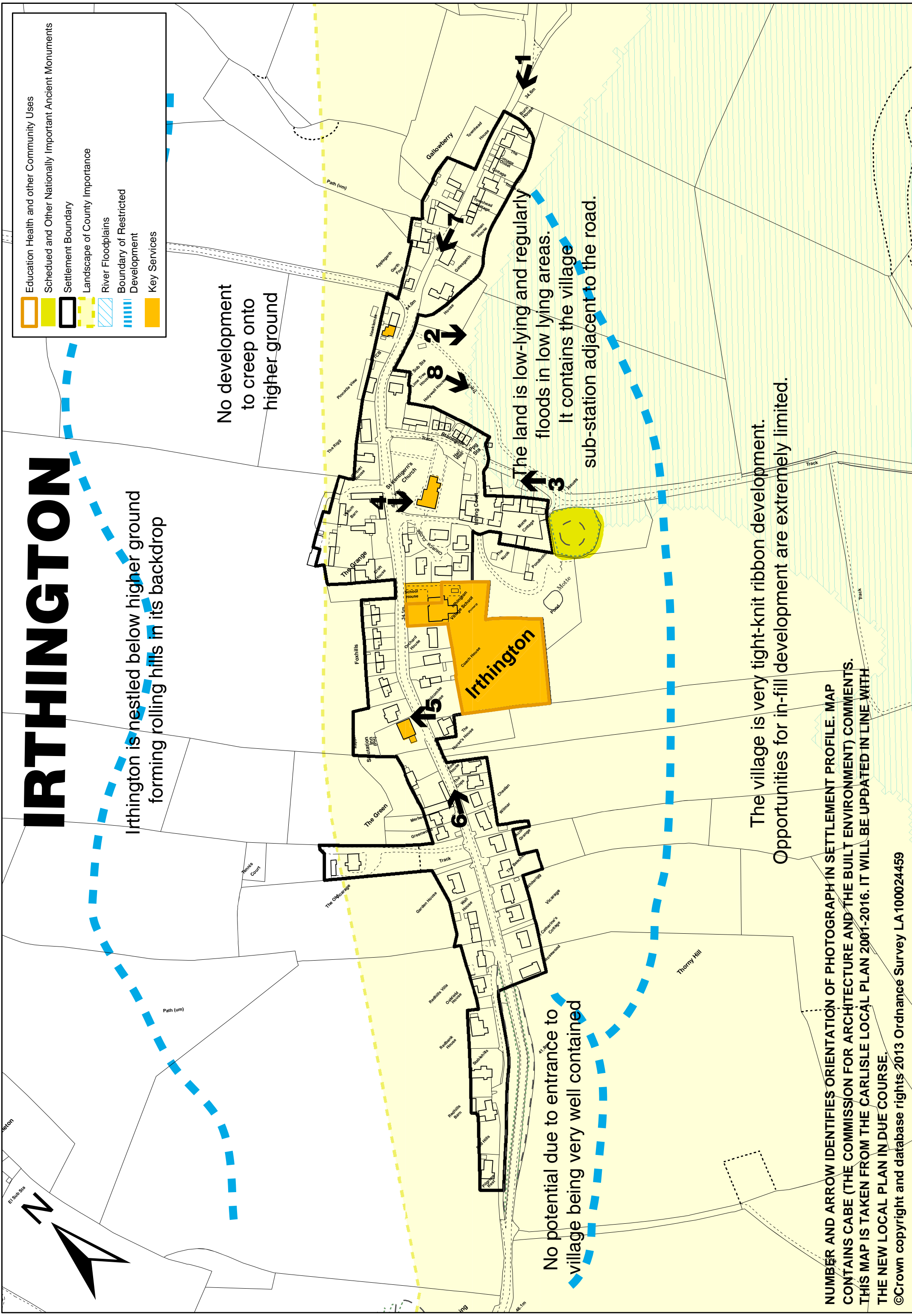
	Education Health and other Community Uses
	Scheduled and Other Nationally Important Ancient Monuments
	Settlement Boundary
	Landscape of County Importance
	River Floodplains
	Boundary of Restricted Development
	Key Services

No development to creep onto higher ground

No potential due to entrance to village being very well contained

The land is low-lying and regularly floods in low lying areas. It contains the village sub-station adjacent to the road.

The village is very tight-knit ribbon development. Opportunities for in-fill development are extremely limited.



NUMBER AND ARROW IDENTIFIES ORIENTATION OF PHOTOGRAPH IN SETTLEMENT PROFILE. MAP CONTAINS CABE (THE COMMISSION FOR ARCHITECTURE AND THE BUILT ENVIRONMENT) COMMENTS. THIS MAP IS TAKEN FROM THE CARLISLE LOCAL PLAN 2001-2016. IT WILL BE UPDATED IN LINE WITH THE NEW LOCAL PLAN IN DUE COURSE.

IRTHINGTON



Settlement profile:**Strategic Position**

Irthington is situated approximately 8 miles north east of Carlisle and 3 miles north west of Brampton. It forms part of the Parish of Irthington along with rural hamlets of Laversdale (2.2 miles), Newtown (0.9 miles) and Newby (2.7 miles). It is situated close to the strategic route of the A689 which connects Carlisle with Brampton. Irthington is situated on the Stanegate Roman Road, which pre-dates the nearby Hadrian's Wall.

Irthington is a small rural village within the hinterland of Brampton close to Carlisle Airport. It derives its name from the River Irthing that runs to the east of the village.

General description of settlement

Historically, Irthington grew in a linear fashion along the long main route through the village. Through time the village has expanded to both the north east and south west. Whilst it maintains a linear shape, recent development has seen the creation of a cul-de-sac and small offshoot residential development. Despite this the village has a very linear nature with evidence of recent infill development along its central spine. The evolution of this settlement is clear through wide ranging age and style of buildings; from locally important Listed Buildings to early 21st Century modern infill development. The central focus of the village is the church with other services dispersed at relatively equal intervals along the central spine. The majority of properties through the village have both front and rear gardens, however, it is clear that older properties and buildings that are currently or formerly used for agricultural purposes are those that abut the roadside. There is a range of modern residential properties including large detached houses, bungalows and dormer bungalows and a number of more modest semi-detached properties. This demonstrates how the village has expanded over time.

The village is located within Hadrian's Wall Military Zone and World Heritage Site Buffer Zone.

There are employment opportunities close to Irthington due to proximity to Carlisle Airport Industrial Estate which lies to the west of the village.

Topographical and landscape context

Irthington lies within an undulating landscape and slopes down from north to south with rolling hills in the north sharply sloping down to the River Irthing and its flat flood plain in the south with the village nestling neatly in between. There are distinct ridges to the north of the village. The ground falls away sharply to the flat land to the east of the village making up the west flood bank of the river.

Land to the east and south east of the village (river floodplain and within both Environment Agency Flood Zone 3 and 2) is made up of grassland and dispersed tree cover. It is used as grazing land. One of the mounds to the north west of the village is topped by stands of trees.

Biodiversity

The topographical variations described contribute to a fairly diverse ecology over the wider area, especially to the higher land in the north east compared to low laying floodplain to the east and south east. Private gardens and the church yard within the village also play a part. Both the entrance and exit of the village is formed by mature hedgerows and trees. This vegetation cover is very dense here and will contribute to the biodiversity of the village as the land use abruptly changes from agricultural to residential.

Tourist features/context

Proximity to Hadrian's Wall provides opportunities for outdoor recreation in the form of the Hadrian's Wall Trail and highlights tourism opportunities for the village.

Tourism currently plays a minor part for the economy of the village; it is one of the few enterprises within the village that contributes to the local economy. Tourism related enterprise could be exploited further in relation to its strategic position close to Hadrian's Wall. There is Bed and Breakfast provision within the village, 'Vallum Barn', which provides good quality accommodation for visitors and the village pub 'The Salutation' offers meals and local entertainment.

Settlement dependencies

Irthington serves the surrounding rural community. There are approximately 85 households and a number of services including: a church, primary school, part-time Post Office and Public House. The village is currently served by an infrequent rural bus service.

The hamlets of Newtown, Laversdale and Newby are close by and use the facilities in Irthington. In particular, several young families resident in Newtown, Laversdale and Newby and from outside the parish use Irthington Primary School.

CABE¹ Pre-consultation Comments on Scope for new development

In common with a number of other historically linear villages, there is relatively little scope for development within Irthington. It is clear that the majority of opportunities for infill development have been realised. The village has expanded in a north easterly direction in recent years, however, there is little scope for further development due to the route of the main road providing a clear edge to the village as it bends. There is an in-fill site within the line of the village where there may be development potential, this would be of a small scale. Part of this land also lies within the Environment Agency's Flood Map 3 which reduces its capacity for development and is occupied by the United Utilities sub-station. This is an attractive rural village and vast expansion would be resisted as this could prove detrimental to its character.

The proximity to Hadrian's Wall carries unique considerations and the attractive, rolling topography complicates matters even more. The whole of the village falls within the Hadrian's Wall Military Zone World Heritage Site Buffer Zone which demonstrates the landscape quality surrounding Irthington.

All of these factors can be expected to generate controversy, so areas identified on the accompanying map can only be regarded as worthy of more detailed and professional assessment before development can be endorsed. However there remains potential scope for limited small scale development.

The aforementioned land that may be suitable for infill development provides the only opportunity within the village for wide, open views to the south. It may be desired to keep this site undeveloped for this reason.

¹ Commission for Architecture and the Built Environment (CABE)

Community Consultation

A focus group meeting was held on 13/3/12 with members of Irthington Parish Council and Kirklington Parish Council. The group representing Irthington Parish Council formed a planning sub group that met and commented on the settlement profile and map.

General comments:

The existing infrastructure for the area is at capacity and would require considerable multi-utilities investments before there is consideration of any further housing or business development.

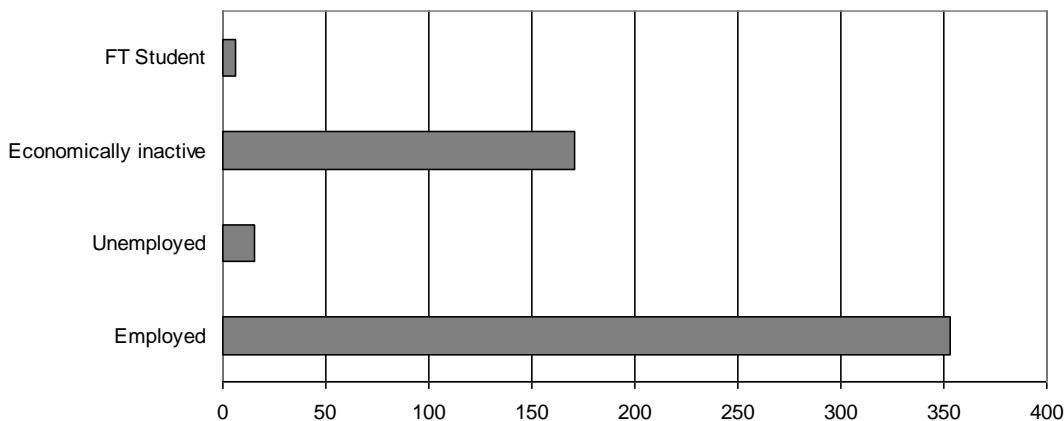
All of these factors limit the potential for further development of Irthington. However, the close proximity of Newtown, one mile north of Irthington, could provide opportunity for further development. Newtown already has a number of affordable units. There are several young families resident in Newtown and beyond that use the primary school in Irthington.

Housing demand has been identified, Community Led Plan in 2012 (go to : http://www.carlisle.gov.uk/business/rural_communities/community_and_parish_plans.aspx). The Parish Council has aspirations to determine the extent of local housing demand. Currently, there are several mid and top end dwellings on the open market, the Parish Council believes there may be a demand for one or two bedroom dwellings.

Socio-economic picture for Irthington Rural Parish Council¹

Population	712
All dwellings	311
Households with residents	300
Second residence/holiday accommodation	0
Average household size	2.37
Average number of rooms per household	6.64
Owner occupied tenure	252
Rented from Council or housing association	10
Rented from private landlord	38
Average distance travelled to fixed place of work	21.17 miles

Figure 1: Economic activity aged 16-74²



¹ Sourced from 2001 census data, Office for National Statistics 2010

² Economically inactive includes retired, student, looking after home/family, permanently sick/disabled and other

Photographs



1. Entrance to the village from the north east provides a prime example of the change in level from elevated positions to the north of the village to flat floodplain in the south. This demonstrates the distinct landscape surrounding the village and the potential impact development could have. Mature hedgerows and trees at the village entrance.



2. Flat land providing potential infill within this linear settlement. Potential is limited due to risk of flooding. There is a reduction in level from the main road to this site which demonstrates the slightly elevated position of the village, as evident in photograph 3 below.



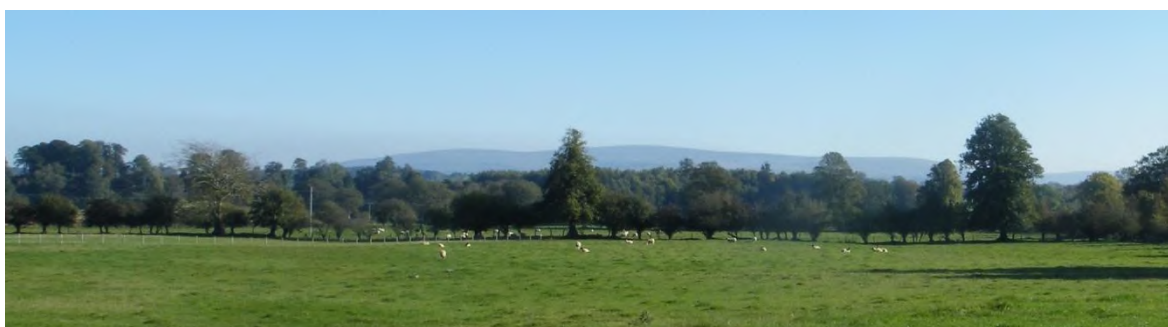
3. Flat land forming flood plain to the River Irthing with higher ground to the backdrop of the village. This is a potential in-fill site to the village.



4. Irthington village church, St Kentigern's (CofE) provides the central focus of the village with 'The Salvation' public house (5) also drawing attention.



6 & 7. The village is relatively narrow with some buildings and walls abutting the road.



8. View from the only 'gap site' in the village towards the North Pennines looking over picturesque agricultural land and flood plain.

Services and facilities: Detailed Information

Information provided by representatives of the Parish Council.

Convenience store

Irthington Village Shop has recently closed Post Office is a part-time outreach service. There is a telephone box outside the former shop.

Post office

Opening times: Tuesday - 12.30 pm to 4.30 pm
Thursday – 9.00 am to 1.00 pm

Village hall

No, residents travel to other village hall's within the Parish, either Newtown Village Hall (1.5mile away) or Laversdale Village Hall (4 miles away).

Church

St Kentigern's Church (Church of England) located centrally.

Pub

The Salutation.

Primary school

Irthington Village School.
Age range 4-11yrs
Capacity - 52
Number on roll Jan 2012 - 47

DfE No: 2033 Name of School: **Irthington Village School**

Projections	Reception	Planned Admission Number	Number on Roll	School Net Capacity
Jan-13	8	8	55	56
Jan-14	8	8	51	56
Jan-15	4	8	47	56
Jan-16	7	8	50	56
Jan-17	7	8	45	56

Projections use January 2012 pupil census and August 2011 General Practice Record.

Secondary school

Pupils travel to William Howard School in Brampton.

Public transport – quality and frequency of services

Frequent train services run from outside Brampton. There are few bus services through Irthington – No. 94 bus – 1 bus to Carlisle from (Mon, Tues, Thurs) and 2 bus services from Carlisle to Brampton (Mon – Fri).

GP

Patients travel to Brampton Medical Practice in Brampton (2.1 miles away) or Corby Hill (2.9 miles away).

Dentist

Patients would travel to Brampton or Carlisle to visit a dental practice.

Tourist accommodation/ facilities

Vallum Barn B & B. Close by there is Newtown Farm B&B (1.5 miles away)

Cultural activities

Many footpaths and bridleways make up a 'Walking around Hadrian's Wall' map series. The parish council has published a leaflet outlining a circular walk using the parish footpath network and including a stretch of the Hadrian's Wall path. This is available at Newtown Village Hall.

There is an active resident community in the village and surrounding villages of Laversdale, Newtown and Newby. There are various community groups, Irthington W.I, Irthington Social Committee, The Salutation Inn Leek Club and the following clubs at Newtown Village Hall: Sewing Club, Carpet Bowling Club, The Community Club and the Patchwork Club.

Mobile services

LONGTOWN



In landscape terms, industry could stretch further in north and west. Impact of developing further in the floodplain needs assessment. Inappropriate to consider housing on this side of the river.

Potential to integrate expansion with larger site on east of road

Enclosure of this area and potential to incorporate a road. Further assessment of ancient woodland. Expansion should maintain a strong biodiversity corridor along the stream. Needs to be considered in light of plans for former secondary school site.

Potential for expansion, with new edge aligned to the current end houses, so built form only extends to new gateways along roads. The stream through this area should form a significant feature in the design of the development for biodiversity and aesthetics.

Potential to respond to demand for further housing. Extend along arterial roads to marry with that on other side of the roads. Strong landscape framework and buildings of architectural merit would enhance approaches to settlement.

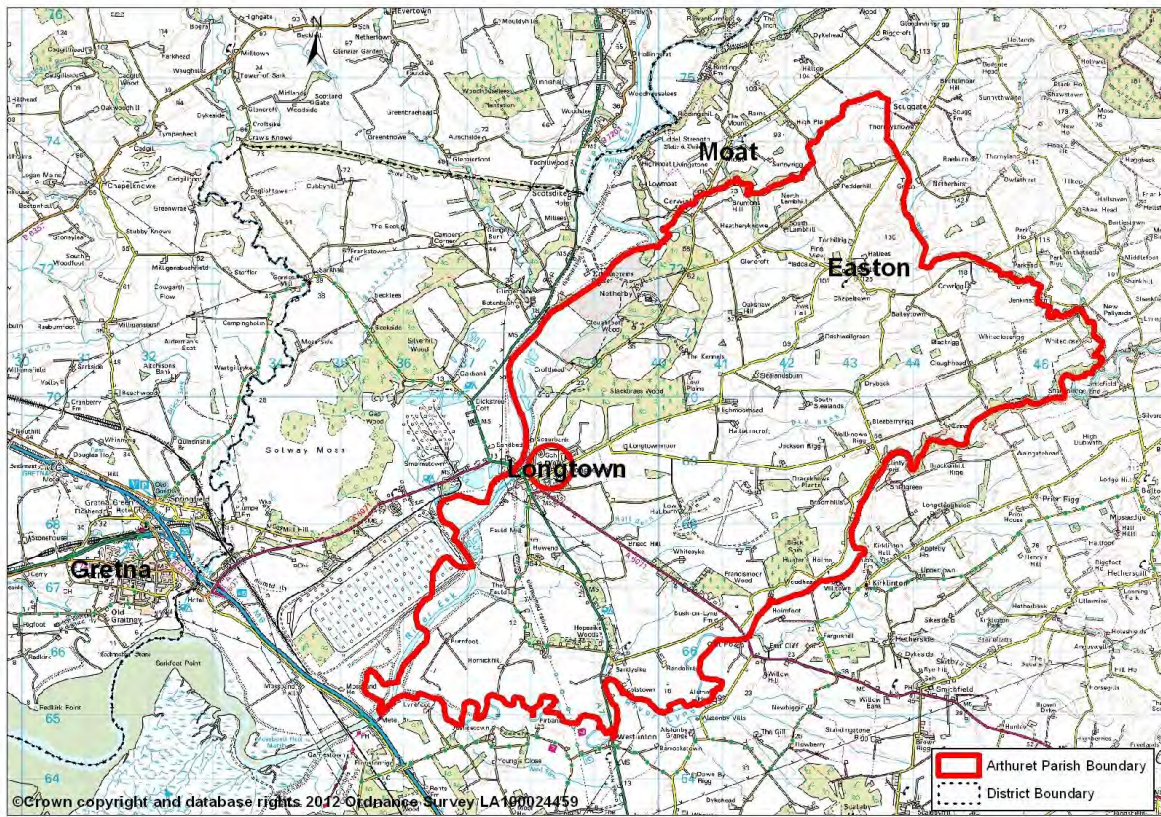
Potential to extend settlement edge out along arterial roads if demand for more employment sites. Subject to floodplain restriction and incorporation of strong landscape framework.

NUMBER AND ARROW IDENTIFIES ORIENTATION OF PHOTOGRAPH IN SETTLEMENT PROFILE. MAP CONTAINS CABE (THE COMMISSION FOR ARCHITECTURE AND THE BUILT ENVIRONMENT) COMMENTS. THIS MAP IS TAKEN FROM THE CARLISLE LOCAL PLAN 2001-2016. IT WILL BE UPDATED IN LINE WITH THE NEW LOCAL PLAN IN DUE COURSE.

	Settlement Boundary		River Floodplains		Urban Fringe Landscape
	Land allocated for Health centre		Primary Leisure Areas		Ancient Woodlands
	Conservation Areas		Amenity Open Space		LE16 Historic Structures and Local Listings
	Historic Parks Gardens and Battlements		Primary Employment Areas		Frontage Improvement Areas
	Primary Retail Areas		Land Allocated for Employment Development		Primary Retail Frontage
	Ministry of Defence safeguarding Zone		Primary Residential Areas		Historic Parks Gardens and Battlements
	Scheduled and Other Nationally Important Ancient Monuments		Land Allocated for Residential Development		Education Health and other Community Uses

LONGTOWN

Figure 1: Location of Longtown



Settlement Profile:**Strategic position**

Longtown is located 9 miles north of Carlisle and 3 miles south of the Scottish border on the A7 which passes through north-south to Edinburgh and Carlisle. Longtown is at an important junction with the A6071 from Brampton in the east, which continues to link with the A74(M) to Glasgow to the west of Longtown and the A75 to Dumfries and Stranraer. There are also minor roads to the north, east and south which serve the wider agricultural hinterland. It is located on the banks of the River Esk, with a bridge crossing that has historic significance and was a toll crossing. Nearest settlements include: Westlinton (2.8 miles); Moat (4.2 miles); Easton (4.2 miles); and Gretna (4.8 miles),

Longtown has the largest sheep auction market in England. This is strategically very significant for livestock farmers in a wide area. Auction day is also important for socialising for the livestock farming community and for the local economy.

Longtown is also the site of one of the biggest Defence Munitions Sites in Western Europe. It was one site that stretched to Eastriggs over the border in Scotland, which was the biggest maker of explosives during WW1, where Gretna was established to house the workers. Currently, the future of the munitions store is under review as the license will require renewal in 2014 and investment is required to upgrade the facility.

The area was remote and this western border between Scotland and England was not clearly defined from the 14th to the 17th centuries. The 'Debatable Lands' were subject to turbulence and local conflict. The strategic significance was recognised in the 18th Century when the town was planned and laid out after draining an extensive marshy area. Rev. Robert Graham, inherited the nearby Netherby Estates and built roads, houses, schools for the agricultural workers in the area.

General description of settlement

Longtown was reshaped and developed during the mid to late 18th century, by the local landowners, the Grahams of Netherby. The town was laid out with wide, tree-lined streets on a grid pattern, which presents a very strong and distinctive character to the town centre today. The central area retains this grid alignment, the wide streets are a strong characteristic and the centre is covered by a conservation area. In winter after severe pollarding the trees add little to soften the hard and straight edges of the street pattern, but add to the place's distinctiveness.

Roads from the south and east converge on a square block edged by wide streets. The Catholic Church of Our Lady of Good Counsel occupies a prime position, just outside the conservation area in this block. There is a good range of shops and services in the town.

The road through the town is busy, with agricultural and domestic traffic as well as lorries transporting logs down the A7 to the rail depot and trucks delivering locally and en route to and from Scotland.

The town has expanded in an easterly direction along many of the major and minor arterial routes. The north east segment (River Esk to Old Road) is mainly housing development, with the site of the former secondary school centred in this area. A new, contemporary health centre has been built in this zone on Moor Street. Housing in the northernmost segment off both sides of Graham Street consists of mainly pale coloured render, semi-detached and detached houses and bungalows with generous gardens built around cul-de-

sacs. The school site and playing fields separate this from more dense, red brick semi-detached estate accessed off Moor Road. This development (on the north of Moor Road) extends much further from the town centre than that along any of the other roads out of town and is organised round a central space called The Square. Between Moor Road and Old Road there is a large expanse of green space edged by terraced housing, bungalows and a more recent cul-de-sac development of detached houses. Former employment sites closer to the town centre have been developed for housing. Development between Old Road and the A7 has in the main been for employment uses, although there is some recent housing development.

To the west, the town is bordered by the river floodplain and new development has not extended in this direction.

Northwest the town's edge is separated by the River Esk. South of the Esk, there is an attractive riverside green space which is part of a longer riverside walk. The river and attractive bridge are great assets to the character of the settlement, but are not apparent from within much of the town. To the north, along the A7, the livestock market is located on the west of the road and an industrial estate has developed on the east.

Longtown's parish church is on land strongly linked to the legend of King Arthur on the southern outskirts of Longtown. The present Arthuret Church, dedicated to St Michael and All Angels, was built in 1609 in a late Gothic style.

Topographical and landscape context

The settlement is divided by the River Esk with only industry to the west and mixed service, residential and employment to the east. The main part of the town sits in the valley of the River Esk, bisected by two tributaries and minor valleys of the larger river. The land slopes gradually up to the east.

The general feel of the land surrounding the town is flat. The farmland is divided into large fields with some mature hedges and trees. Many of the roads are very straight giving long distance views in and out, where not bordered by tall hedges.

The river floodplain extends round the western and southern sides of the settlement. The livestock market and industry to the north are built largely on the low-lying flat land in the river flood plain.

From the north there are fingers of woodland which follow the streams towards the settlement and provide some screening to edges. The town is well-provided with open green space, much of it put down to mown grass. Housing areas have open space areas within, again with mown grass and few mature trees.

Biodiversity

The main biodiversity interest comes from the river and tributaries, which provides a variety of habitats and an ecological corridor. In addition, the gravel pits to the west of the auction mart are designated as a County Wildlife Site in recognition of their importance for birds. They provide a valuable habitat for breeding birds including mallard, tufted duck, little grebe, shoveller, mute swan, coot and waterhen. There is also evidence that otters use the area regularly. The surrounding land is largely agricultural and the open spaces within the settlement contribute greenspace, but little diversity. Properties with larger gardens, particularly those running down to the river, include mature trees and will add to the

biodiversity in the settlement. Some of the employment sites have small areas of planting within and at their frontages.

Fingers of ancient woodland from larger blocks come close to the town edges in the north and as they are aligned with the minor water courses will provide wildlife connections and diversity. These form the southern edge of an area of county landscape importance.

Tourist features/context

Longtown is a good location for tourists looking at border history. There is a great deal of history around Longtown, which lies close to the location of the Battle of the Solway Moss near Arthuret Church. It is also a base from which the Scottish side of the Solway Firth can be explored. Longtown also makes a good starting point for walks along the River Esk and through the surrounding countryside.

The Graham Arms, built as a coaching inn for travellers when the town was built remains today as a hotel in the town centre. Netherby Hall Coop, now restored, can be rented for self-catering holidays. However, these opportunities for accommodating visitors overnight are limited.

Oakbank Country Park just outside Longtown has four lakes, a bird sanctuary and walks in 60 acres of country park.

Settlement dependencies

As an important centre for a wide agricultural area, the town provides comprehensive services for its size with a range of shops and services including: cafés, a Spa shop, a hotel, takeaways, estate agents, barbers and hairdressers, a florists, printers, a saddlery shop, vets' practice, agricultural products shop, police station, fire station, primary school, nursery, health centre and business parks and industrial estate providing employment.

Longtown has one primary school. Longtown had its own secondary school until 2008, now most secondary school pupils travel to William Howard School, Brampton.

Buses run between Carlisle and Longtown.

CABE¹ comments on scope for new development

Longtown is constrained from further development to the west by the River Esk and its floodplain, which also impacts on the south and south east quadrants of the settlement. In considering future growth, the current edge of the settlement is skewed, with a larger portion of development out to the north east. Any future growth should address this disproportionate extent and complement it, not lengthen the built environment in this direction further.

West of the river, the land is used for employment and the livestock market. These have been constructed largely in floodplain. There is a small area out of the floodplain to the north of the depot on the industrial estate. In landscape terms, the industry could stretch further north and west. However, the impact of developing further in the floodplain would need assessment. It would be inappropriate to consider housing on this side of the river for flooding and land-use reasons.

East of the river, there is potential to accommodate both residential and employment use. Development has already extended along Moor Road further than in any other direction. The landscape between this development and Graham Street out to the north is not

particularly sensitive and development could be accommodated across Graham Street to the edge of the floodplain. There is enclosure to this area and potential to incorporate a road, off which residential streets (or home zones) could be planned. Assessment would need to consider the proximity of the ancient woodland and any scheme would need to maintain a strong biodiversity corridor along the stream. Linkages to the open space of the playing fields of the former secondary school would also be important as would consideration of any future plans for the secondary school site.

There is likewise potential for development on the land south of Graham Road round to Old Road. If development is considered here, the edge should be retained by the current end house, so the built form is not extended beyond current limits on the two roads. There is potential to create new gateways along both roads. If developed, the stream through this area should form a significant feature in the design of the development for biodiversity and aesthetics.

Development in the two aforementioned areas could be significant and could justify the expansion of a sub-centre with services round the new health centre and/or a second generation service centre within housing. However, it would be important for the vitality of the town centre, not to consider this area suitable for out of town retail that would drive business away from the centre.

Employment uses have been developed in the segments between Old Road, the A6071 and the A7, screened in the main behind tall hedges of mature trees. Currently, the last house on the A7 marks the outer point, beyond which development has not extended. If there is demand for more employment sites, this could be accommodated between the two main roads. The area south of Old Road could accommodate housing aligning the extent with that on the northern side and linking to the end of built form on the A 6071.

Development of some of these areas could contribute to balancing the physical extent of the town, be designed to provide more variety in size and type of house and contribute to bringing green infrastructure wedges and connections (wildlife, cycle, footpath) from the countryside into the town. The town does have a very distinctive character in its centre and some of the infill and newer development has also reflected this. However the design of the new health centre signals that this is a community willing to embrace contemporary approaches to building design and new developments could offer an opportunity to provide homes in different settings, with lush landscape infrastructure and possibly a contemporary interpretation of housing design. As Longtown has historically emanated from a plan, which addressed design, it would be appropriate and important to consider any expansion in a planned way that gave equal emphasis to design matters. All this would need to be subject to more detailed assessment, landowner aspirations and consultation.

The image of the town as a whole is currently affected by the condition of its public realm at the centre and along the arterial routes entering the centre. Measures to restore the strength of character that the original, planned townscape clearly possessed should form a key component of any development strategy. An improved image at the centre will give market credibility for better quality development and that, in turn could possibly fund the necessary improvements.

¹ Commission for Architecture and the Built Environment (CABE)

Community Consultation

Discussions with two members of the Parish Council were held on the 18.09.12. Several relevant considerations were discussed and summarised below:

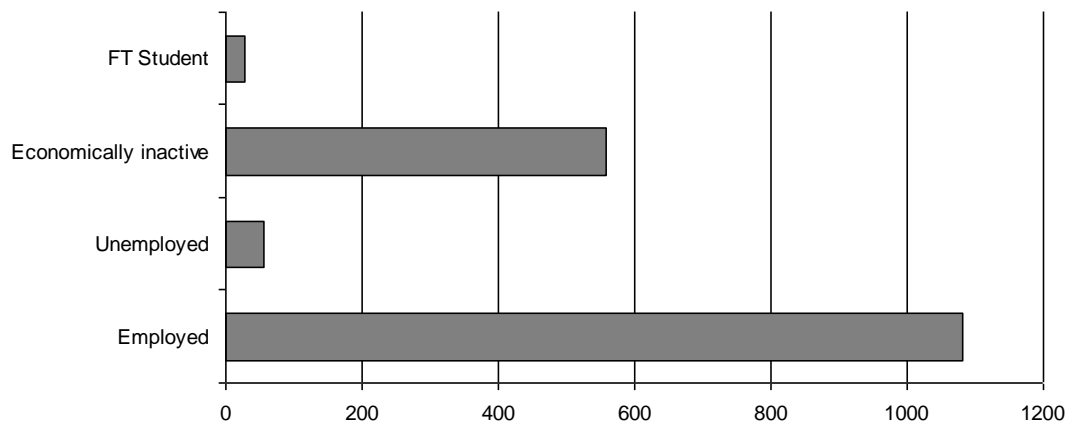
- Longtown is a key service centre for a large rural area and as such is influenced by factors in a wide area that use Longtown for its services and facilities.
- Several sites have already been developed for housing and industrial use and there are more in the pipeline including the Lochinvar site. Anecdotal evidence suggests that housing on the Sawmill site is not selling well.
- There is an increasing number of elderly people living in Longtown and the facilities required by these people need to be preserved and improved.
- There is a need for a secondary school north of the Eden River. By 2019 all Carlisle district secondary schools will be full.
- Concern that local jobs will be limited as more houses are built.
- Services such as banking facilities are leaving Longtown, HSBC building is currently for sale
- There are empty shops on the high street.
- Spar is looking to expand and is currently buying up the block adjacent to current premises.
- There is still scope for development of more employment land.
- Green Space - BMX track on the parish fields. Playing fields are going to be retained on the Lochinvar site and Parish rooms are to be moved to the bungalow on this site
- More development could fund development of green spaces through Section 106.
- Lack of access to industrial site on Brampton Road need for an Albert St bypass this could be made a reality if a road was developed through the Borders Business Park transferred to the HCA in 2011.
- Rights of way are being not maintained being maintained by farmers, they were surveyed several years ago.
- There is no tourist information point.
- There is a need for a road to join the A7 South of Longtown with the A6071 Brampton Road for better access to the industrial areas of the Brampton Road and Business Park. This, probably a long term plan, would solve the longstanding problem for the residents of Albert Street while providing better access to the industrial areas on the Brampton Road.
- Active encouragement for industry to locate in the town to employ a large number of people (whether MOD continues or not).
- It is fine to build houses and encourage people to move to the area, but would not like to see the Longtown area become a virtual commuter area, with the local people having to travel distances to work to the detriment of the environment and further congestion in the City.

At this time the Parish Council consider that further consultation is not required. A housing needs survey was undertaken for Arthuret Parish Council in 2009 the results of which perhaps do not capture the housing need for Longtown and its surrounding area.

Socio-economic picture for Arthuret Parish Council¹

Population	2434
All dwellings	1097
Households with residents	1017
Second residence/holiday accommodation	7
Average household size	2.32
Average number of rooms per household	5.17
Owner occupied tenure	600
Rented from Council or housing association	259
Rented from private landlord	158
Average distance travelled to fixed place of work	15.75 miles

Figure 2: Economic activity aged 16-74²



¹ Sourced from 2001 census data, Office for National Statistics 2010

² Economically inactive includes retired, student, looking after home/family, permanently sick/disabled and other

Photographs



1. Esk Street looking west. Distinctive townscape of Longtown. Wide straight streets, mainly 2-storey, colour-rendered buildings, on street parking, pollarded trees, overhead wires.



2. High Street looking south. Straight road alignment, traffic passing through the town. Wide pavements with bedding plants in low planters. Area with some 3-storey properties.



3. The Graham Arms established by the Graham family as a coaching inn to cater for travellers and mail from Edinburgh across the toll bridge. One of the few 3-storey buildings in the town centre.



4. Mary Street looking away from the town centre towards the new health centre. Strikingly wide road. Lack of pastel shades, more predominance of greys and beiges, no chimneys and more consistency of roofscape creates a harsher aesthetic.



5. The new health centre on Moor Road. A contemporary taller building, which provides contrast to the surrounding urban fabric, it is a positive addition to the street frontage. The mix of materials reflects those of the older parts of the town.



6. Junction of the road from Arthuret Church and A7, looking towards Longtown. The start of the strong linear character of the settlement's main central core.



7. Junction of the road from Arthuret Church and A7, looking out of town. Linearity continues along main A road. Mown grass and shrubbery forms gateway to main settlement.



8. Entrance to the town along A7 from the south. No features other than town's name sign to indicate the arrival.



9. The approach to Longtown along the minor road from the south, looking toward Arthuret Church behind the mature trees.



10. Arthuret Church due south on the outskirts of Longtown, built in 1609 in a late Gothic style. There was a church on the site from 1150, originally served by the monks of Jedbergh.



11. View of settlement edge from minor road from south. Bungalows in Arthuret Drive visible across minor valley with stream. Much of agricultural land in view is in river floodplain.



12. View towards industrial estate from A7 north of junction with A6071. Coniferous screen planting to left. Rest of estate visible over flat, river floodplain land.



13. Gateway to Longtown from north. Industrial area to left and livestock market on right. Straight road, flat landscape, little tree cover.



14. View from Netherby Road looking north. Land enclosed by tall hedges beyond. Subject to river floodplain considerations.



15. View from Netherby Road looking north east. Enclosure from hedges and trees and not highly sensitive landscape.



16. View from Lovers Lane corner looking south west.



17. View from Lovers Lane towards Moor Road. Settlement edge of red brick semi-detached properties forms strong edge.



18. View along Moor Road towards town centre. Existing linear frontage development on right.



19. View from Old Road south towards houses in Briar Lea Court.



20. Entrance to Longtown Industrial Estate from A6071.



21. View along A6071 towards town centre. 30mph signs indicate entrance to town and buildings of Borders Business Park are screened by trees in wide road verges and hedge.

Services and facilities: Detailed Information

Information provided by representatives of the Parish Council.

Convenience store

Spar, Netherby Road. Open 7 days a week 7am-10pm

Tuddenhams Garage Bridge Street Open 7 days a week selling fresh and variety of food and household items.

Julie Vevers Newsagents Swan Street Open 7 days a week (Sunday closes lunchtime) sells a small selection e.g. coffee, biscuits

Kirkups Butchers Swan Street Open Monday – Saturday selling freshly baked produce as well as good variety of meats.

Cochrane's Nurseries Open Monday – Saturday selling locally grown fruit, vegetables.

Gretna Bakery High Street Open Monday – Saturday selling fresh bread, confectionery, pastries. Pies and a limited amount of local produce (jams, chutney)

Post office

Swan Street Open Monday – Saturday serves Longtown and surrounding parishes.

Village hall

Easton Village Hall – Village Hall Committee organise events and available to hire.

Community Centre Carlisle Road – Open Monday to Saturday. The Longtown Youth Project is based here. A number of regular community groups use the facilities (Indoor bowling, Rainbows and Brownies)

Council Rooms/Moot Hall Esk Street – Parish council office open Monday – Thursday 9am-4pm. Used for all parish council meetings, regular weekly bookings e.g. Solway Singers, Mothers Union. Available for hire to Community and Business.

Church

St Michaels Church of England – Arthuret Road The larger congregation and active through the Parochial Church Council.

Methodist Church – Albert Street

Church of Scotland – Bridge Street

Catholic Church Has closed and nearest one is St Augustine's, Belah, Carlisle.

Pub

Graham Arms Hotel, English Street Open 7 days a week, serves lunch and supper.

Social Club, Swan Street. Open evenings and possibly during day at weekends(not sure)

Globe Tavern Bank Street Open evenings and possibly during day (b=not sure)

Community Centre bar Open evenings with the venue used for local group bookings e.g.

Vintage Tractor Club

Primary school

Longtown Primary School, Mary Street
Some children in the parish attend other schools (Fir Ends tends to be the alternative)

DfE No: 0 Name of School: Longtown Primary School

Projections	Reception	Planned Admission Numbers	Total Number on Role	School Net Capacity
Jan-13	18	30	173	189
Jan-14	24	30	172	189
Jan-15	21	30	170	189
Jan-16	24	30	167	189
Jan-17	22	30	159	189

Projections use January 2012 pupil census and August 2011 General Practitioner Record.

Secondary school

Lochinvar School now closed. Catchment area for William Howard School Brampton.....

Public transport – quality and frequency of services

Well provided with regular services to Carlisle 7 days a week. The Edinburgh bus also goes through Longtown. No public transport to Brampton.

GP

Esk Valley Medical Practise Moor Road 3 GPs, Health visitor, District nurses, chiropody clinic and other health providers. Also Canonbie surgery is part of the practise.

Dentist

None

Tourist accommodation/ facilities

Tourist Information Centre until about 10 years ago that was withdrawn due to financial cuts. A limited amount of local information available in Longtown through Council Office, Library, Community Centre.

Cultural activities

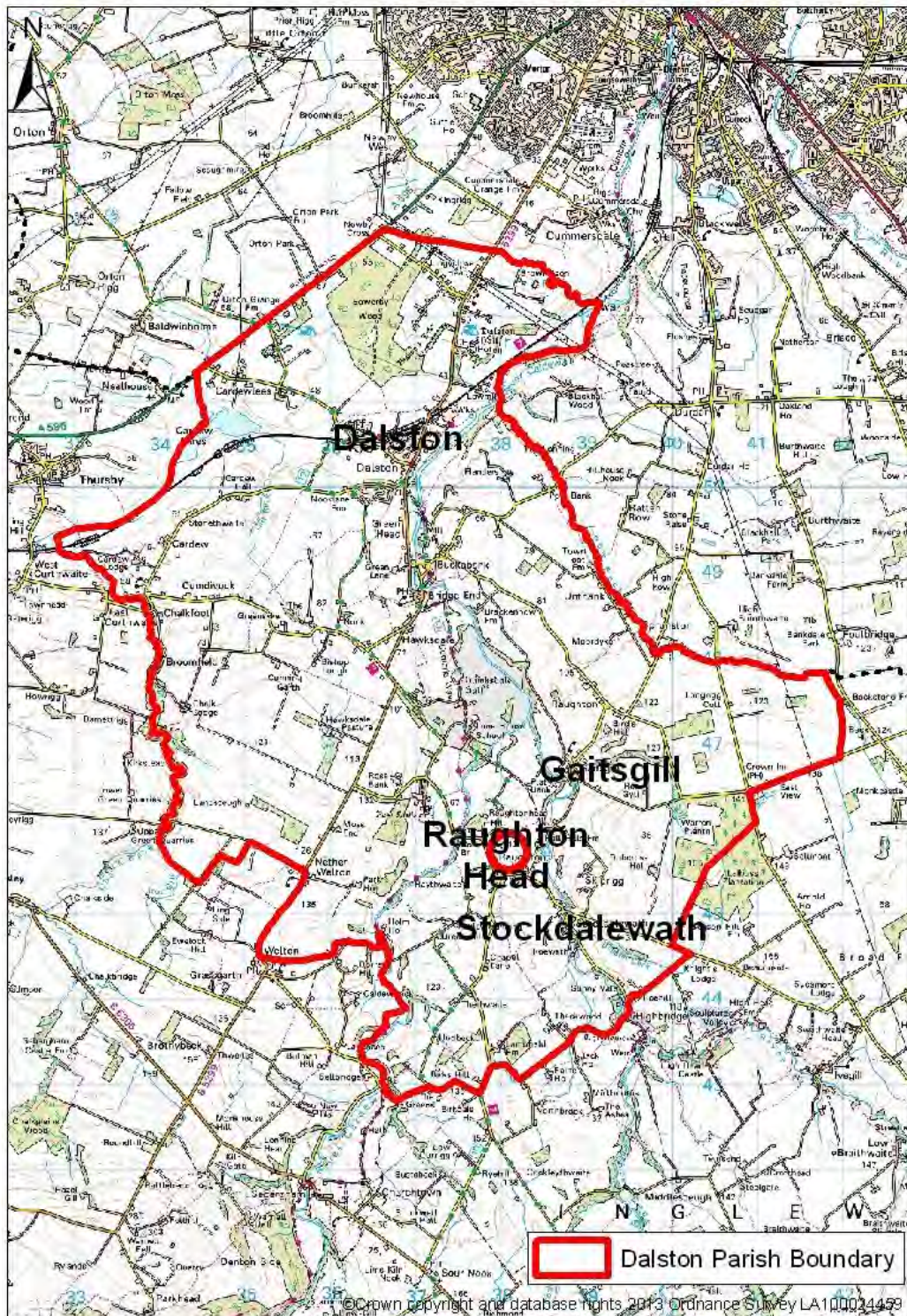
Arthurian Society
Solway Singers
Border Reivers
Longtown Horticultural Club
Annual Christmas Carol Concert
Regular events at Arthuret Church
Pantomime for the Primary School children
Art Classes
Local History talks and films
Gala

Mobile services

None

RAUGHTON HEAD

Figure 1: Location of Raughton Head



Settlement Profile:**Strategic position**

Raughton Head is a small settlement based on agriculture, located about eight miles south of Carlisle on a junction of minor roads on a low ridge between the valleys of the Caldew and Roe Rivers. The hamlet is too small to serve a significant strategic role but has local importance, especially in agricultural terms and for its church and school, and provides a pleasant rural home for a small number of residents.

General description of settlement

The hamlet comprises a small number of farms and residential properties gathered around a junction of minor roads, accompanied by a school and church. Buildings are predominantly of red sandstone and painted render with slate roofs, with some steel-clad agricultural outbuildings and structures. Traffic on the roads is light with minimal footpath provision confined to the centre, contributing to the rustic character. The church and school are distinctive and a small war memorial also adds to the sense of place.

Topographical and landscape context

The wider landscape is gently undulating, gradually draining northwards, and Raughton Head sits on top of a slight broad ridge approximately 100 metres above sea level. The agriculture is predominantly pastoral with relatively small fields bounded by hedges and hedgerow trees, which restrict views from the roads. The settlement is not visually conspicuous from approaches or surrounding land owing to its confinement to the flatter land on the ridge, although the church and a grain silo are slightly taller elements visible over a larger area.

Biodiversity

There is limited biodiversity, mainly owing to the small size of the settlement and the fact that the farming has improved grassland and well maintained hedges. There is no watercourse. Roadside verges and hedges will support some wildlife and the churchyard contains a slightly more diverse range of species.

Tourist features/context

Apart from the historic interest in the church Raughton Head does not contain any significant visitor attraction and its location is not on a popular tourist route.

Settlement dependencies

There is no shop in Raughton Head or within easy reach so it is dependent for shopping mainly on Carlisle or Dalston. Neither is there any public house or other social gathering place apart from the church. However, the presence of a school does mean that some families in the surrounding areas are dependent upon Raughton Head.

CABE¹ Pre-consultation Comments on Scope for new development

The settlement is so small that even moderate quantum of new development would have significant impact and change the character. Visual impact on the surrounding landscape would also soon become conspicuous as quantum extended the settlement edge off the top of the ridge and encroach on the outward-facing slopes. If, on the other hand, very small numbers of new buildings are vital for key workers or essential affordable housing small areas of infill potential are identified on the map where impacts would be minimal. Expansion beyond these areas would need exceptional circumstances and detailed assessment in the light of those circumstances.

Community Consultation

A focus group meeting was held on 3/10/12 with members of Dalston Parish Council.

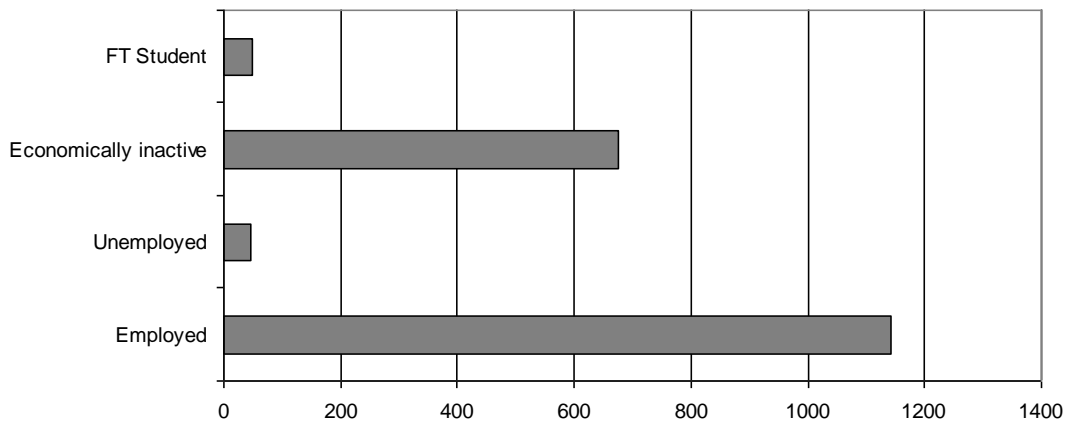
Raughton Head, although it has a primary school and church, is a small hamlet with no other services. The question of whether Raughton Head could or should grow to sustain more services was considered. Dalston services are supported by residents of Raughton Head, Gaitsgill and Stockdalewath. Consideration of growth of these hamlets could be something that should be consulted upon.

Dalston Parish Council has undertaken a Village Design Statement. Whilst this did not get approval to be adopted as a Supplementary Planning Document it is a valuable body of information that could be used in a Neighbourhood Development Plan (NDP). The Parish Council has committed to undertaking development of a Neighbourhood Development Plan.

Socio-economic picture for Dalston Parish Council¹

Population	2643
All dwellings	1137
Households with residents	1102
Second residence/holiday accommodation	5
Average household size	2.31
Average number of rooms per household	6.17
Owner occupied tenure	862
Rented from Council or housing association	90
Rented from private landlord	150
Average distance travelled to fixed place of work	16.24 miles

Figure 2: Economic activity aged 16-74²



¹ Sourced from 2001 census data, Office for National Statistics 2010

² Economically inactive includes retired, student, looking after home/family, permanently sick/disabled and other

Photographs



1. Scattered buildings around minor road junction retain rural character.



2. Settlement does not creep down the outward facing slopes of the ridge



3. and 4. School and Church contribute diversity and architectural character to the hamlet, making the sense of place strong and distinctive despite the small size.



5. and 6. Flat land on top of the ridge exists in only small parcels but does have the potential to accommodate small amounts of development if essential to settlement sustainability.



Services and facilities: Detailed Information

Information provided by representatives of the Parish Council.

Convenience store

Nearest store is in Dalston.

Post office

Nearest Post Office is in Dalston

Village hall

Nearest village hall is in Gaitsgill, and then Dalston.

Church

All Saints' Church. (C of E)

Pub

Nearest pubs are Royal Oak, Welton (2 miles), Crown Inn Broadfield (2 miles), Royal Oak, Curthwaite (3 miles), Bridge End Inn, Dalston (2.5 miles).

Primary school

Raughton Head C of E Primary School.

Head Teacher Mrs A Armstrong. CA5 7DD 016974 76291.
Small school. 40 pupils, mixed rural catchment.

DfE No: 3030 Name of School: Raughton Head CE School

Projections	Reception	Planned Admission Number	Total Number on Roll	School Net Capacity
Jan-13	6	6	33	42
Jan-14	3	6	30	42
Jan-15	3	6	27	42
Jan-16	4	6	28	42
Jan-17	4	6	29	42

Projections use January 2012 pupil census and August 2011 General Practitioner Record

Secondary school

Children go to: Caldew School, Dalston; Lime House School (fee paying), Dalston; Queen Elizabeth Grammar School, Penrith and Nelson Thomlinson, Wigton.

Public transport – quality and frequency of services

Nearest train station Dalston, 3.4 miles away. Weekdays frequent service, approx 10-15 mins journey to Carlisle.

Bus. No 360. Weekly, Wednesdays, 10.55am.

GP

Nearest in Dalston. Dalston Surgery Health Centre. CA5 7PZ

Dentist

Nearest is in Dalston. Dalston Dental and Cosmetic Practice, 7 The Square. Not NHS.

Tourist accommodation/ facilities

Within 1 mile: Hall Hills Farm, five self catering cottages.
Rose Castle Farm B&B.

Within 2 miles: High Head Culture Valley, Farm Shop and SPA. CA4 0PJ

Rose Castle, Residence of Bishop of Carlisle.

Cultural activities

Raughton Head Young Farmers' Club. Suzanne Pollock. 016974 73364

Mobile services

Mobile library, Dalston, approx every 2 weeks in Dalston Square. Library HQ 01228 227296.

Other main businesses:

Cumbria Architectural Salvage, Birks Hill, Raughton Head, CA5 7DH. Rose Bank Sawmill, CA5 7DA. Paragon Veterinary Group. Dalston. CA5 7JF.



Legend

- Settlement Boundary
- Education Health and other Community Uses

Skylines of ridge is very sensitive and visible from a distance

Extension northwards would change the character significantly and the effective gateway of church and memorial would need to be reinterpreted

Flat land capable of development with minimal visual impact

Flat land capable of development with minimal visual impact but detailed assessment necessary

Extension eastwards would intrude onto sloping ground and be visible from a distance

NUMBER AND ARROW IDENTIFIES ORIENTATION OF PHOTOGRAPH IN SETTLEMENT PROFILE. MAP CONTAINS CABE (THE COMMISSION FOR ARCHITECTURE AND THE BUILT ENVIRONMENT) COMMENTS. THIS MAP IS TAKEN FROM THE CARLISLE LOCAL PLAN 2001-2016. IT WILL BE UPDATED IN LINE WITH THE NEW LOCAL PLAN IN DUE COURSE.

98.7m

81.2m

101.0m

103.0m

GP

GP

GP

War Meml

GP

Haythwaite Lane Farm

All Saints Parish Church

Chapel House

Well Close

Roe Beck

Alpine Cottage

Slurry Pit

Temperance Farm

Black Millers

Alpine Cottage

Alpine Cottage

Alpine Cottage

Alpine Cottage

Alpine Cottage

Alpine Cottage

Alpine Cottage

Alpine Cottage

Alpine Cottage

Alpine Cottage

Alpine Cottage

Alpine Cottage

Raughton Head C of E School

Raughton Head

Raughton Head

Raughton Head

Raughton Head

Raughton Head

Raughton Head

Raughton Head

Raughton Head

Raughton Head Farm

Raughton Head Farm

Raughton Head Farm

Raughton Head Farm

Raughton Head Farm

Raughton Head Farm

Raughton Head Farm

Raughton Head Farm

Raughton Head Farm

Cottage Lane Cottage

4

3

1

7

6

2

ROCKCLIFFE








Photo 9 off map

Area with potential for very small scale development, subject to floodplain restrictions. Planting softening edge of extension and maintaining growth below high point would integrate with surroundings for views from west.

Open and flat; sensitive to wider ranging views and visually less connected to settlement. Less suitable for accommodating development.

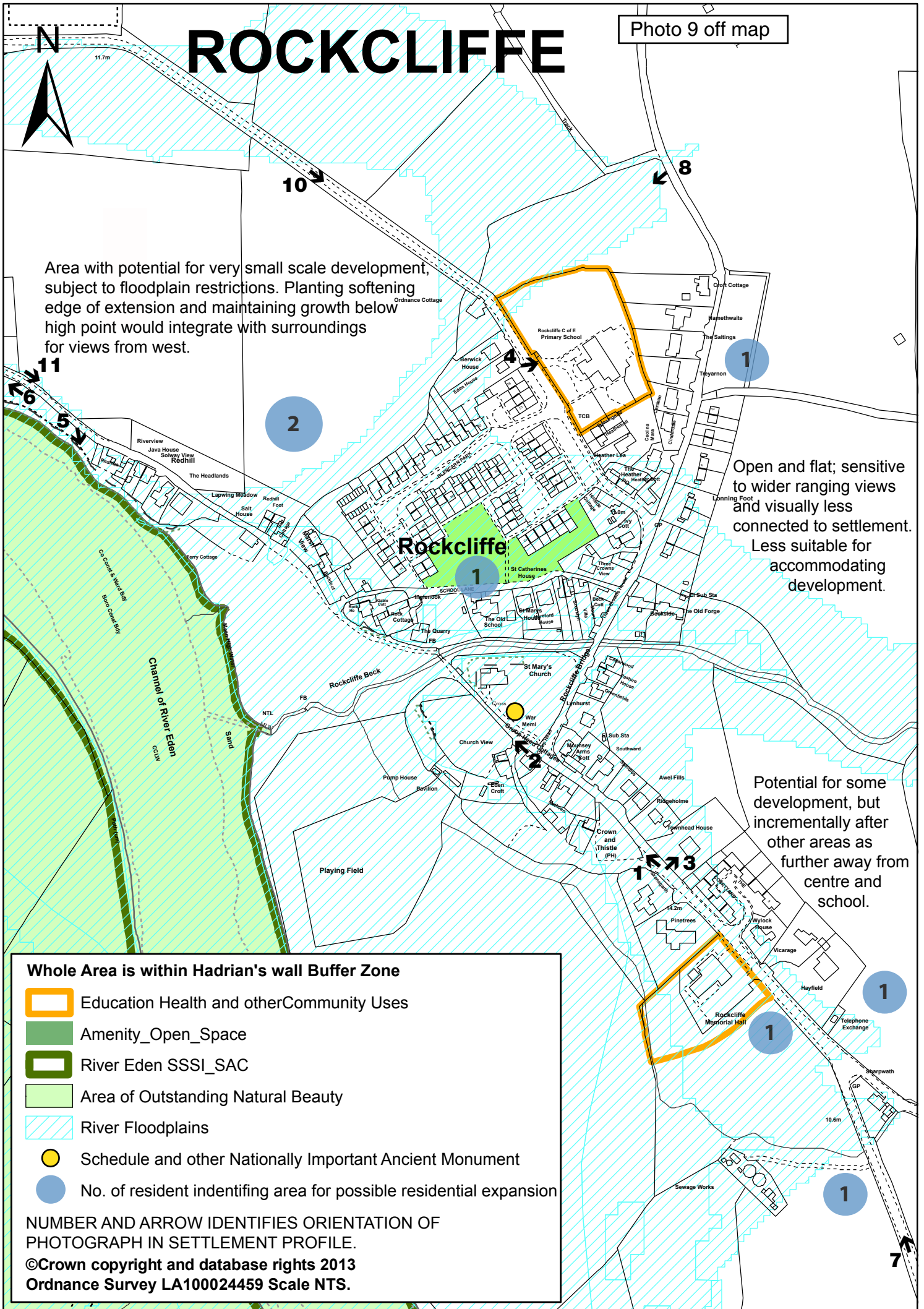
Potential for some development, but incrementally after other areas as further away from centre and school.

Whole Area is within Hadrian's wall Buffer Zone

-  Education Health and other Community Uses
-  Amenity_Open_Space
-  River Eden SSSI_SAC
-  Area of Outstanding Natural Beauty
-  River Floodplains
-  Schedule and other Nationally Important Ancient Monument
-  No. of resident indentifying area for possible residential expansion

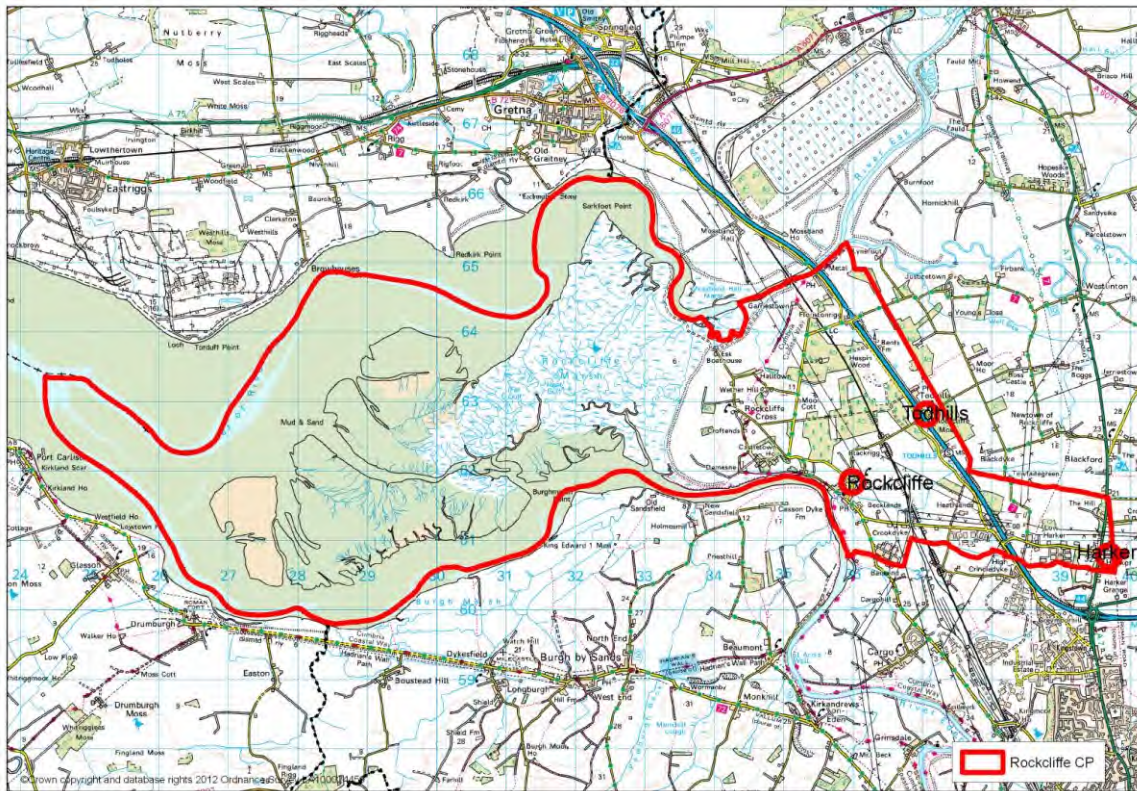
NUMBER AND ARROW IDENTIFIES ORIENTATION OF PHOTOGRAPH IN SETTLEMENT PROFILE.

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Ordnance Survey LA100024459 Scale NTS.



ROCKCLIFFE

Figure 1: Location of Rockcliffe



Settlement Profile:**Strategic position**

By the nature of Rockcliffe's position on a significant meander near the mouth of the River Eden the edge of the Solway Firth, its past has included more strategic positioning for warfare (a castle in 16th century to guard the village against raids by the Scots), smuggling (whisky and salt from Scotland), a commercial port and ship building (18th century).

The settlement is located on the north bank of the River Eden, 5 miles north west of Carlisle and 4 miles south of the border with Scotland. It is approached from the south by two minor roads that lead from the northern suburbs of Carlisle and the M6. Roads to the north of Rockcliffe lead to small settlements in the headland at the estuaries of the Rivers Eden and Esk and back over the motorway to the east.

Rockcliffe formerly had a railway station, on the Caledonian Railway Main Line, that closed in 1965. It is close to the West Coast Mainline. National cycle route 7 passes through the village. The Cumbria Coastal Way edges the settlement along the bank of the River Eden.

The settlement is too remote to form any strategic role now, but locally it is important as it is the largest settlement in this flat area north west of Carlisle, which is cut off from settlements to the south because the closest bridge crossing of the River Eden is in Carlisle.

General description of settlement

Rockcliffe is within the Hadrian's Wall Military Zone World Heritage Site Buffer Zone.

It has a very strong sense of place and is situated dramatically above the sandstone cliffs (from which it takes its name "red cliff") on the northern edge of an almost right-angled meander in the River Eden. The river's close proximity is imperceptible from most of the village. Rockcliffe Beck flows through the village and into the River Eden.

The imposing building of St. Mary's Church, with its spire, stands higher than much of the rest of the village above the Rockcliffe Beck, in an area of large trees and mature vegetation. A scheduled national monument, Norse Cross stands in the Church's grounds.

The older properties are along the roads, but 60's and 70's development has also occurred extending the village to the south and north. Larger properties are situated along the roads and a small estate, of detached and semi-detached properties, Blencarn Park is sited in the north west quadrant of the settlement close to the primary school. There are some bungalows on the road out to the north. The western extremity of the settlement (approached by a tortuous and very narrow ginnel from the centre or by a loop out to the north west) comprises dwellings that are in good condition and have signs of renovation but are precariously near to the cliff edge.

The Crown and Thistle pub occupies an attractive position near the river.

The settlement is approached by narrow roads with banks and hedges. The village itself is interspersed with large areas of open greenspace (possibly green infrastructure with a flood alleviation function as much of the settlement is covered by the river floodplain zone).

Topographical and landscape context

The setting of the village is spectacular, on the bank of the River Eden. The vast majority of the settlement falls in the river's floodplain, which extends north and east of the settlement edge as well. The settlement nestles in the lower ground, with land rising slightly to a small area of higher ground in the west round Old Hall and the cliffs. To the east there are areas of almost imperceptibly higher ground either side of the Rockcliffe Beck. The rest of the surrounding land is very flat, leading to marshes beyond.

The approaches to the village are edged with hedges on banks and the field boundaries have large mature trees. The village is not visible from long distances away, although the church spire can be observed. The vegetation provides screening even in winter. The village has large areas of open space within its built fabric and an open grass area along the river.

There is one regionally important geological / geomorphological site, close to where Rockcliffe Beck enters the River Eden above Rock House and Rock Cottage and another at the cliffs. The river itself is covered by a number of designations; Site of Scientific Interest (SSSI, nationally important for wildlife and geology) and Special Area of Conservation (SAC, internationally important for wildlife) and the river and areas to the south on the other bank are in the Solway Coast Area of Outstanding Natural Beauty.

The wider landscape is very flat. To the west the regular field patterns, with dykes, becks and ponds and the occasional block of woodland give way to the Rockcliffe Marsh, which is thought to be the largest saltmarsh in Cumbria and across which the Rivers Eden and Esk flow to the Solway Firth. North of the settlement to the River Esk, the land is flat with large areas of plantation, some quarrying and rail-associated infrastructure, linked with logging. East the flat land extends across the West Coast Mainline and M6 and beyond, encompassing former RAF establishments, (now employment areas) and a large marshalling yard. Across the River Eden, the open landscape comprises marshes and open farmland. Large pylons carrying overhead wires cross this flat landscape in a north west / south east direction.

Biodiversity

The edges of the village and area round the Church are heavily vegetated with trees providing diversity along with the banks and water course of the Rockcliffe Beck. The rest of the open spaces within the settlement and those on the river edge are mainly mown grass. Gardens will provide some variety to the habitats.

The area to the north has large areas of plantation woodland grown for timber. This habitat will provide some diversity, but not as much as mixed broadleaved woodland. Watercourse and/or hedges link many of the woodland blocks together which will increase the connectivity of the habitats.

Water courses run out to the edge of the Solway Firth and flow to the Rivers Eden and Esk. The River Eden borders the southern edge of the settlement and is covered by SAC and SSSI designations. The river provides diversity of habitat along its route.

Further north west, the Rockcliffe Marsh is a SSSI, Special Protection Area (internationally important for rare and vulnerable birds) and Ramsar site (wetland of international importance) under the care of the Cumbria Wildlife Trust. Thought to be the largest saltmarsh in Cumbria, it is noted for both breeding and wintering birds. Rockcliffe Marsh is reached from the village and access is limited, by permit only.

Tourist features/context

There is little on offer specifically for the tourist in Rockcliffe, although tourists will pass by as National cycle route 7 passes through the village and the Cumbria Coastal Way skirts the edge of the settlement along the river bank. There are no other footpaths into the village and the area is generally not well served by footpath connections other than the Cumbria Coastal Way.

The pub attracts day tourists, with its scenic location on the edge of the river. There is a Paintball centre in the woods due north between Rockcliffe and the M6. Gretna Green is only a few miles away.

The Scottish side of the Solway coast is easily accessible and is also important for bird-watching and general nature conservation interest. Rockcliffe Marsh is important for bird-watching.

Settlement dependencies

Rockcliffe Primary School is located in the village. The school serves the villages of Cargo, Rockcliffe and Todhills along with the surrounding area.

The village pub and the Church will bring people to the village. The Rockcliffe Centre has a capacity for 280 hundred with meeting rooms, pub and car park. There are no other services within the village.

Residents of Rockcliffe will otherwise be dependent on Carlisle, Longtown or Gretna as the nearest centres with fuller range of services and shops. The settlement has the feel of comprising commuter residents although there is some employment nearby at the former RAF establishments (now employment sites).

Comments on Scope for new development¹

The proximity of the river to the south and the extent of the river floodplain constrain the geographical potential for development of the settlement. There is no designation of housing sites in the new Local Plan for the next 15 years. Windfall developments will be assessed on their own merits through the planning process as and when they come forward.

The Commission for Architecture and the Built Environment (CABE) on assessing potential sites for development identified one area with the potential to the north west of the village beyond the back gardens of Blencarn Park and outside the river floodplain. This would be subject to further investigation in terms of flooding, access, landowner aspirations etc. Because of the flat landscape, this area would be visible when approaching the village from the west, but the edge of development could be adequately softened with landscape planting, such that it would be no more visible than the current development from this view. The land rises gently in this area to the west and new development (depending on the quantum required) could be kept below the highest point.

In addition, there are a number of other smaller areas, outside the river floodplain, where there is the potential for small-scale infill. These include land west of the road out to the north and north of the existing settlement boundary. There is also potential to accommodate some development behind the Courtyard development and Townhead House above the beck edge and out of the river floodplain. However this is further from the school and centre and incrementally should come later.

¹Comments made by the Carlisle City Council policy planners

Community Consultation

The Parish Council distributed a leaflet to each household in the Parish of Rockcliffe, the consultation period ending on the 30th November 2013. There were 16 individual responses including 7 standard replies to the consultation. Whilst 14 respondents identified concerns, 3 respondents expressed the merit of some future development. Whilst the response rate is low, the views put forward can provide a basis for future discussion.

The concerns regarding expanding into land adjacent to Rockcliffe village or building within existing footprint of the village are mainly due to the extent of the flood plain and resultant flood risk. Rockcliffe is situated between the Eden and Rockcliffe Beck. One respondent mentioned that drainage water is struggling to dissipate into the Eden from fields opposite Ordnance Cottage and behind houses on Blencarn Park. Further building could exacerbate local drainage problems and enhance the risk of flooding.

Lack of infrastructure was also noted, with concerns regarding the capacity of the school to accommodate more pupils and the lack of bus services, the current service is due to be withdrawn. The ability of the roads to accommodate more traffic due to the narrow nature of the road going through the centre of the village, lack of footpaths causing a danger to pedestrians and problem of speeding traffic.

The proximity of 900 houses being built at Crinkledyke was highlighted. It could be argued that this will meet any local housing needs in the area.

Three respondents wrote in support of some development:

A request to consider providing additional accommodation for more elderly residents by an extension of the pensioner bungalows along School Lane.

Preference given to brown field land within the envelope of the village, this will maintain the current character of the village and preserve open space on the outskirts. Also, this respondent proposed that development be steered to the southern end of the village within the current settlement boundary yet outside the flood zone. This would also reduce the impact on narrow lanes to the centre, north and west of the village.

Proposed development of the southern entrance of Rockcliffe this would enhance the environment, improve road and make this area more user friendly. Limited expansion at Lonning Foot, north of Ladies Lonning was also suggested.

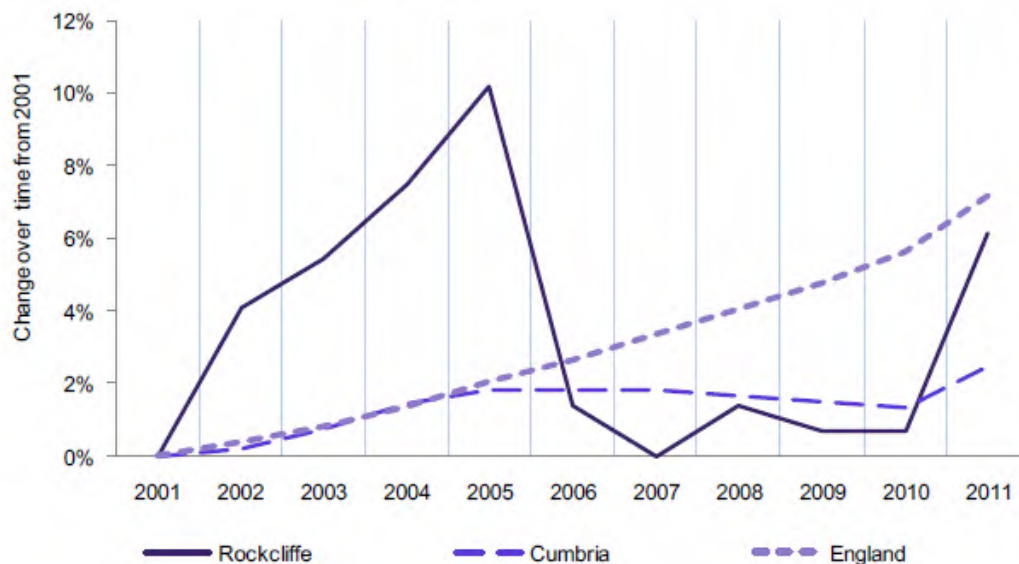
Several respondents sent in a standard letter that related to the specific proposal to the south entrance to the Village. The main cause concern being: the narrow access roads; lack of pedestrian routes to the amenities in the village; and speeding cars making further development of the southern area dangerous. Also the lack of amenities including additional school places, shops and buses that would support the level of development proposed.

Socio-economic picture for Rockcliffe Parish Council

How many people live locally? 780 50.2% male; 49.8% female	How many households? 320 9.0% of households (England average = 12.4%)	Children under 16 120 15.5% (England average = 18.9%)	Working age adults 515 66.0% (England average = 64.7%)	Older people over 65 145 18.5% (England average = 16.3%)
Lone parent families with children 20 20.9% of all families with dependent children (England average = 24.5%)	Single pensioner households 30 9.0% of households (England average = 12.4%)	People from Black or Minority ethnic groups 45 5.8% (England average = 20.2%)	People born outside the UK 35 4.6% (England average = 13.8%)	Dependency Ratio 0.51 England average = 0.55

Source: Census 2011 (table KS102EW)

% change in total population from 2001-2011



Source: People who have moved address (Census 2001: table KS 24), Population Change 2001-2011 (ONS Mid Year Estimates/Census 2011, National Insurance No. registrations (DWP 2011/12)

Road distance from a Job Centre (2010) 8.1km England average = 4.6km	Road distance from a Secondary School (2010) 7.7km England average = 2.1km	Road distance from a GP (2010) 6.7km England average = 1.2km
Road distance from a Public House (2010) 0.9km England average = 0.7km	Road distance from a Post Office (2010) 0.9km England average = 1.0km	

Source: Commission for Rural Communities 2010

Photographs



1. The Crown and Thistle pub, with the river close by on the left. The main street through the village rises towards the higher ground, where the road turns at right angles at the Church.



2. St. Mary's Church built in 1848 with a later south porch-tower. In the churchyard is a Saxon cross. The Church commands an important position in the village and is surrounded by mature vegetation.



3. Townhead House opposite the pub entrance. Impressive Georgian house. Edge of more recent housing to right.



4. The primary school in a landscape setting of mown grass with small trees.



5. View from the elevated position at the north west edge of the settlement looking south along the River Eden and across to farmland.



6. View from the elevated position at the north west edge of the settlement looking west along the River Eden and across to marsh and out towards the Solway Firth.



7. Approaching Rockcliffe from the south. White house is at junction with road from south east. Village houses screened in the main by mature trees. Land to the left of the road mainly in river floodplain. Land to the right beyond the other road could accommodate some development, subject to further assessment for areas out of river floodplain with landscape structure planting to integrate.



8. View south to northern settlement edge across paddock. Potential for this land to accommodate some expansion subject to landowner aspirations and further investigations.



9. View south across grazing land to east of road, with settlement and Church spire visible though tree-line. Open and flat and sensitive to wider ranging views and visually less connected to settlement. Less suitable for accommodating development.



10. View across pasture to rear gardens of Blencarn Park estate and north west edge of Rockcliffe. Church spire visible. Trees on horizon to right at lower level of River Eden. The majority of this land is above the river floodplain and could accommodate some expansion, subject to further investigation. Landscape structure planting will be important for any new development, to integrate with existing and to create new sense of place and edge.



11. View of same area of pasture as Photo 10. From parallel road closer to river. Expansion on this land would extend the edge of settlement north westwards, but could be done sensitively with planting infrastructure. Access would need to come from more established road, and footpath connections to village centre would be desirable.

Services and facilities: Detailed Information

Information provided by representatives of the Parish Council.

Convenience store

none

Post office

Rockcliffe	Opening hours		
Rockcliffe Community Centre Carlisle Cumbria CA6 4AA	Tuesday	09:30	11:30
	The Post Office® mobile service offers a full range services		

Village hall

The Rockcliffe Centre can seat up to 280 people maximum capacity ie 60 in the small hall and 220 in the big hall. Facilities include onsite bar, disabled access, large kitchen. The large hall has a high level ceiling for sporting events.

<http://www.therockcliffecentre.co.uk/>

Church

St Mary’s Church Rockcliffe, designed by James Stewart of Carlisle, 1848. Nave, chancel and North transept. There are several stained glass windows, by John Scott and John Hardman. There is an ancient cross fragment in the churchyard

Pub

The Crown and Thistle, has recently reopened. The Metal Bridge has also reopened.

Primary school

DfE No:		Name of School: Rockcliffe			
Projections	Reception	Planned Admission Number	Total Number on Roll	School Net Capacity	
Jan-13	15	15	107	98	
Jan-14	15	15	104	98	
Jan-15	12	15	104	98	
Jan-16	15	15	101	98	
Jan-17	14	15	101	98	

Projections use January 2012 pupil census and August 2011 General Practitioners Records

Secondary school

Majority of children attend Trinity School

Public transport – quality and frequency of services

101 Rockcliffe to Carlisle operating Monday to Saturday several journeys a day Operated by Stacey’s Coaches/Cumbria County Council assisted.
The Parish Council are happy with the quantity and frequency of buses.

GP

There is no GP’s surgery in the vicinity.

Dentist

There is no local service

Tourist accommodation/ facilities

There are none which is surprising taking in to account that the Sustrans Cycle Route passes through the village.

Cultural activities

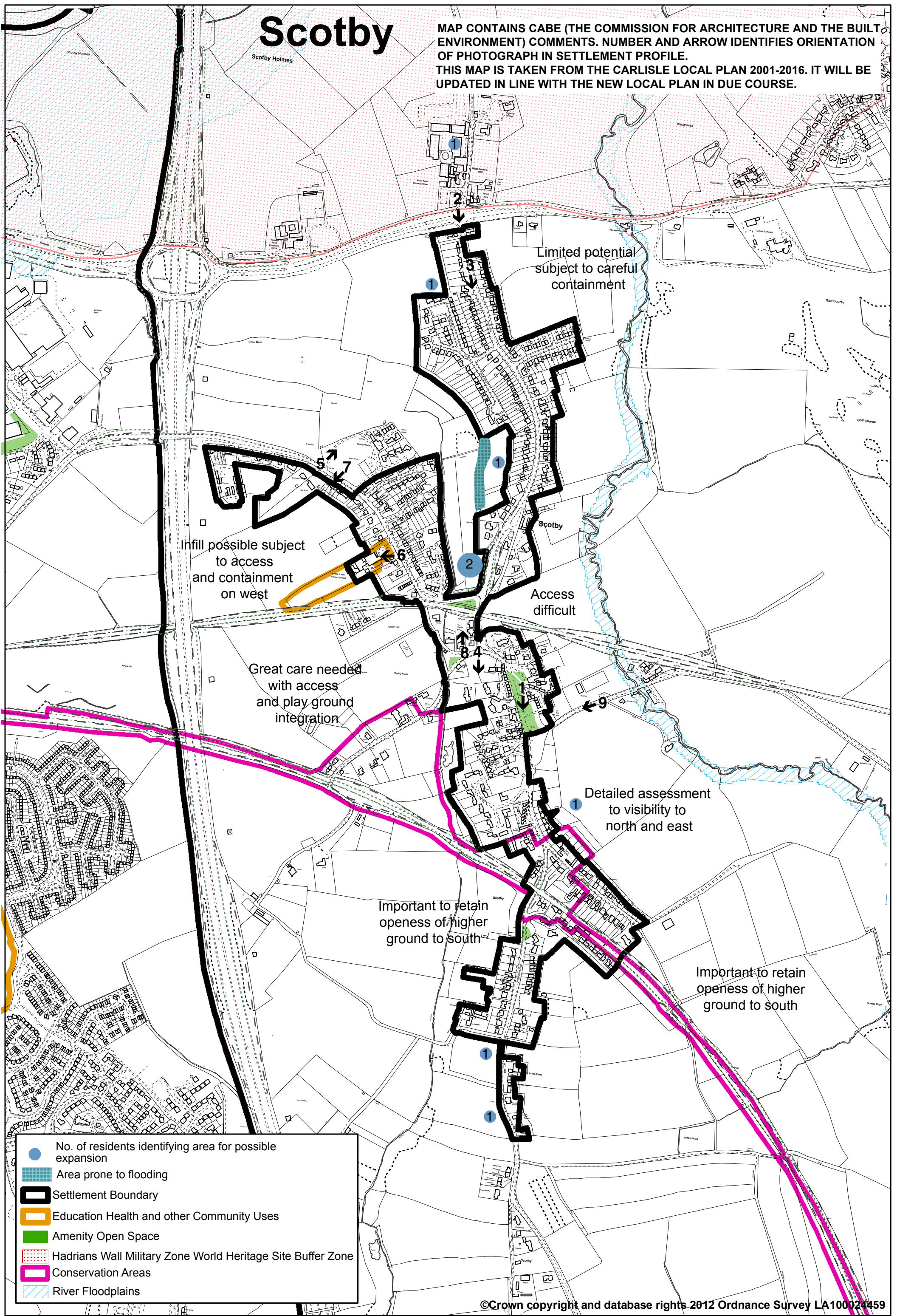
Cultural events and activities are held at The Rockcliffe Centre.

Mobile services

Mobile Library

Scotby

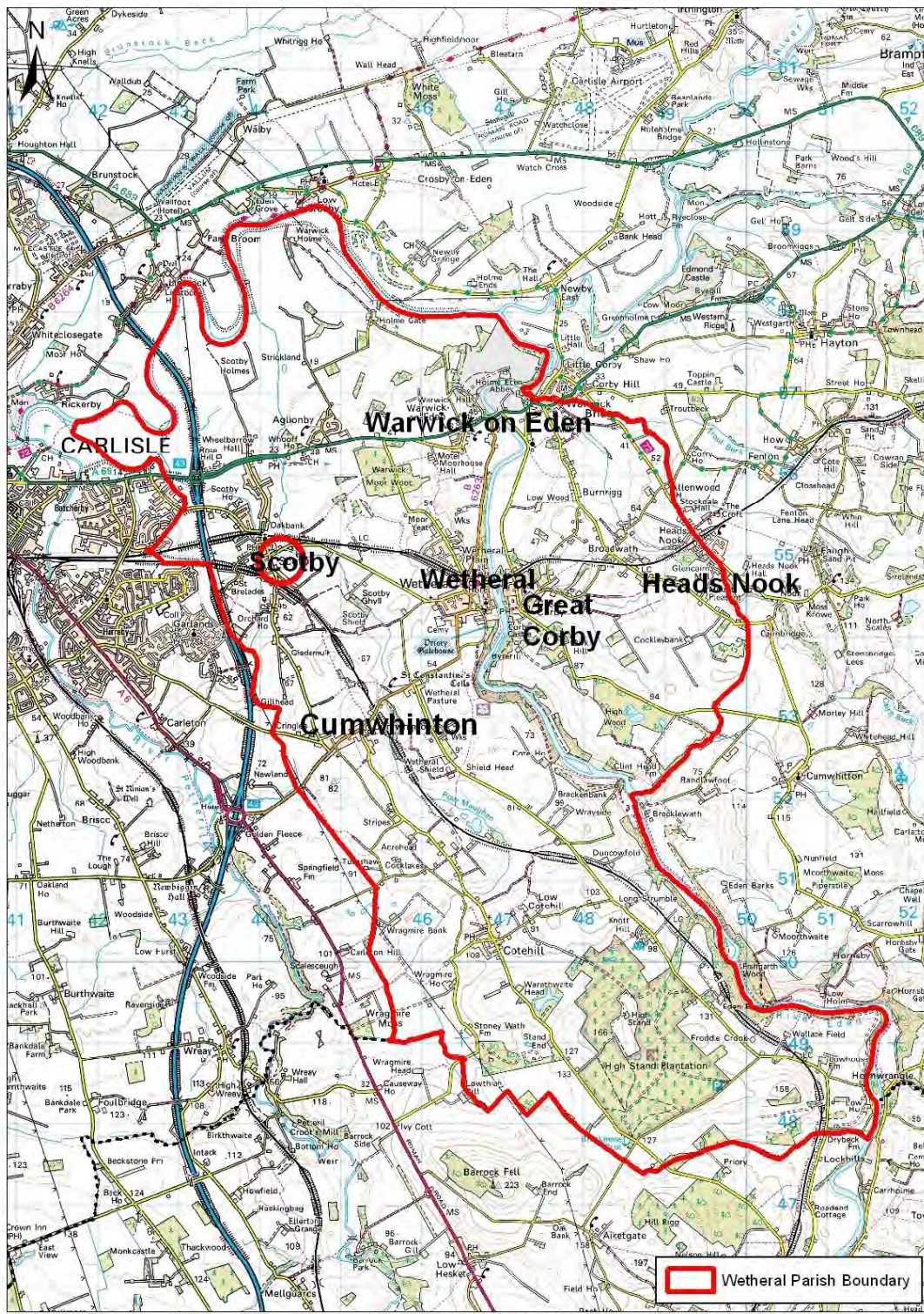
MAP CONTAINS CABE (THE COMMISSION FOR ARCHITECTURE AND THE BUILT ENVIRONMENT) COMMENTS. NUMBER AND ARROW IDENTIFIES ORIENTATION OF PHOTOGRAPH IN SETTLEMENT PROFILE. THIS MAP IS TAKEN FROM THE CARLISLE LOCAL PLAN 2001-2016. IT WILL BE UPDATED IN LINE WITH THE NEW LOCAL PLAN IN DUE COURSE.



- No. of residents identifying area for possible expansion
- Area prone to flooding
- Settlement Boundary
- Education Health and other Community Uses
- Amenity Open Space
- Hadrian's Wall Military Zone World Heritage Site Buffer Zone
- Conservation Areas
- River Floodplains

SCOTBY

Figure 1: Location of Scotby



Settlement profile:**Strategic position**

Scotby lies one mile from the eastern boundary of Carlisle. The settlement has good access to junction 43 of the M6 and is just off the A69 for access to Carlisle and Newcastle. Although the Carlisle-Settle and Tyne Valley railway lines transects the village there is no longer an operating station. The village is a dormitory settlement for Carlisle.

General description of settlement

Scotby has grown considerably as a close neighbour of Carlisle. The historic core lies mainly between the two railway corridors. Extensive more recent housing development is to be found along the Scotby Road and Park Road that converge just north of the Tyne Valley bridge. Its relationship with Carlisle is significantly affected by the M6 Motorway and the A69, both making access to other places even easier and yet separating and bounding the settlement fairly harshly.

As is the case in other settlements the architectural character of the ancient core is strong and fairly cohesive but newer development draws on less consistent use of materials and styles, red sandstone giving way to a mix of brick and render.

There is a small central village green with adjacent village hall, public house and hairdresser. The All Saints Church is located on high ground adjacent to the Tyne Valley Line railway bridge.

The Carlisle/Settle railway corridor and surrounding historic core to the south of the settlement form a designated Conservation Area.

The two railway lines and the engineering structures associated with them have the effect of splitting Scotby into three parts, each with a subtly different character: the northern section seems to relate most tangibly with Carlisle and the M6, the central section is the most introspective and the southern section the most rural in flavour.

There is also a distinct area around Lambley Bank to the west (an unadopted road) of large detached Victorian houses in large grounds, many of which lie within the Carlisle/Settle Conservation Area.

Topographical and landscape context

Natural topography is made less legible by the presence of major engineering structures and associated landforms. Nevertheless, there is interest in the gentle undulations, especially the shallow valley on the east, the slightly higher ground to the south and a narrow but deeply incised valley of Wash Beck running through the middle. Surrounding landscape is predominantly farmed but there is evidence of the agriculture becoming more marginal as a result of proximity to the urban influences of Carlisle. Woodland is sparse and generally in small copses apart from the extensive woodland associated with Carlisle Golf Course to the east.

Biodiversity

The character type of the area is rolling lowland. The area adjacent is agricultural landscape dominated by pastures with hedges and hedgerow trees. Biodiversity is typical of this habitat and particularly rich from the shallow valley to the east and along Wash Beck up towards Lambley Bank.

Tourist features/context

Scotby's role is primarily as a residential neighbourhood with little prospect of becoming a tourism destination in its own right and, as a base location for visits, although not central it has easy access to the motorway system. There is one luxury B&B called Willowbeck Lodge.

Settlement Services and facilities

Scotby Village Shop with Post Office is adjacent to the village green.

Other services include a village hall with kitchen facilities that host numerous groups and events. Main hall, with a stage and capacity for 150 (stage lighting is available). A meeting room with a capacity of 60 is also available.

The hall has a kitchen, lobby and a cloak room with a small car park at the rear. The facility has 50 tables and 134 chairs for hall use

All Saints Church provides Church of England services with a parish room near to the village shop.

Scotby Church of England Primary School caters for the villages of Scotby and Wetheral and part of the East of Carlisle. To access secondary schooling pupils travel by bus to William Howard School at Brampton or to Richard Rose Central Academy in Carlisle (in catchment for Richard Rose)

The Royal Oak Inn provides food and drink. There are two roofing businesses, a joinery business, a number of self employed quality builders as well as plumbing, heating, gardening services and two hairdressing salons. On Park Road there are MOT and garage services, electrical, joinery, bus hire, accountancy firm, sign making businesses and motor services at Hedley Cross, Scotby Road.

Hartly Trust Recreation Ground used for cricket, football, tennis and has a play area.

Apart from the above, employment in Scotby is primarily from the Scotby Church of England Primary school (43) and Stone Eden Nursery (20).

CABE¹ Pre-consultation Comments on Scope for new development

The development to date has tended to be of a ribbon form, creating a rather drawn out linear settlement giving the impression of being larger than it is in numerical terms. This suggests a case for infilling back-land behind the development already fronting onto roads but this is constrained mainly by access being cut off. There is an area between the village and the M6 on the west that could accommodate substantial development but there may need to be radical intervention to open it up, for instance involving a land-swap with the school.

There is a further area on the eastern fringe, between the railway lines and west of Beck House, but this will require care in respect of visual impacts on open countryside further east and is likely to be unpopular with existing residents who currently enjoy that view. Similarly a small area could be infilled in the north east, exercising care to minimise impact onto the A69 and encroachment onto the shallow valley.

Remaining areas are small and fraught with access difficulties and/or drainage constraints.

¹ Commission for Architecture and the Built Environment (CABE)

Community Consultation

A focus group meeting was held on 23/2/12 with members of Wetheral Parish Council including a representative of Wetheral village.

The Parish Council included a detachable comments page on the future shape of the villages in the Parish to their annual report that was distributed to all, including 775 households in Scotby and Aglionby villages. There were 13 responses from the area contacted.

Of the responses collected, 9 were against development although two suggested that 'in fill' would be acceptable. Reasons for their opposition included:

- there needs protection against the village growing which would result in the loss of character and be detrimental to the environment;
- avoid the village becoming a suburb of Carlisle;
- over subscription of the village school would need to be addressed
- no further ribbon development; and
- the local primary school is full.

There were 4 positive responses:

- add new life to the Village; and
- Scotby has capacity to expand.

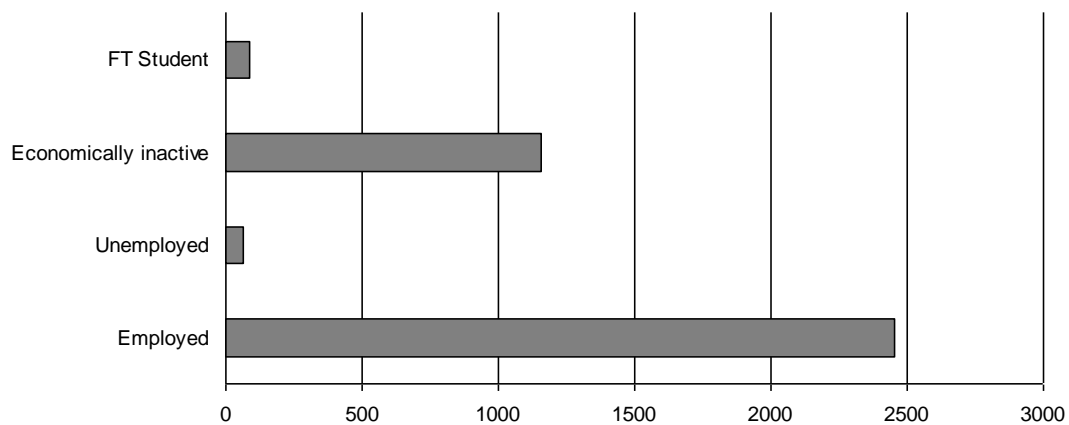
Community Led Planning Housing Needs Assessment (2010)

The Parish Council undertook community led planning in 2010. As part of this consultation a question asked of all households: 'would you object to a small number of low-cost rented houses being built in the parish, to meet the needs of local people?' 75% of people who responded said that they would have no objection (from the whole parish not just Scotby village). However, many expressed their concern that the existing low cost housing did not go to local families. For a full summary of responses go to end of document.

Socio-economic picture for Wetheral Parish Council¹

Population		5203
All dwellings		2252
Households with residents		2168
Second residence/holiday accommodation	30	
Average household size	2.37	
Average number of rooms per household	6.33	
Owner occupied tenure	1872	
Rented from Council or housing association	113	
Rented from private landlord	183	
Average distance travelled to fixed place of work		16.02 miles

Figure 2: Economic activity aged 16-74²



¹ Sourced from 2001 census data, Office for National Statistics 2010

² Economically inactive includes retired, student, looking after home/family, permanently sick/disabled and other

Pictures



1. Central part of the village looking South with The Green open space to the east and the amenities to the west.



2. Entrance to the village from the A69.



3. Northern end of the village with limited potential for expansion.



4. Main road at the junction with Park Road as it passes under the Tyne Valley Railway.



5. Entrance to green space with tennis courts. Private space for use only by the residents of Scotby Grange.



6. Entrance to Scotby School off Park Road.



7. Entrance to a parcel of land close to the school and other amenities with potential to accommodate expansion.



8. Land adjacent to Wash Beck north of the Tyne Valley Railway.



9. The Grove open space to the east of the centre of the Village.

Services and facilities: Detailed Information

Information provided by representatives of the Parish Council.

Convenience store

The village shop and Post Office has a newspaper delivery service to approx 170 residences in Scotby and 130 residences in Aglionby, Warwick on Eden and Wetheral. The Post Office is open Mon, Tues, Thurs, Fri 9:00 - 17:30 and Wed 9:00 - 16:00. The Post Office is closed on Saturdays. The windows of the village shop advertise many local services and community events. A milk delivery service covers approx 200 homes in Scotby

Post Office

The Post Office forms part of the Village Shop.

Village hall

There is a large village hall that has a main hall and also a kitchen, meeting room cloak room and small car park. There are a number of classes that are on offer including; Scotby pre-school, bowls, table tennis, badminton, beaver and scouts, yoga, art class, Pilates, WI, whist, youth group and mum's and toddlers group.

Church

All Saints Church (Church of England, Anglican)

Pub

The Royal Oak Inn is the village pub. As well as quality ales, homemade food is served Tues - Saturday 12:00 - 14:00 and 18:00 - 21:00, Sunday all day. They provide lunchtime "OAP Specials." Opening hours are Mon 17:00 - 23:00, Tues - Fri 12:00 - 14:00 and 17:00 - 23:00, Sat & Sun 12:00 - 23:00.
<http://royaloakscotby.weebly.com>

Primary school

Scotby Church of England Primary School has a school roll of 279 in 2012 with approx 50% residing in Wetheral Parish (105 pupils from Scotby and 30 from Wetheral) and the rest coming from outwith the school's catchment area, mainly residences on the eastern side of Carlisle. www.scotby.cumbria.sch.uk (This school is now over sub-scribed)
Stone Eden Nursery School offers places from 3 months to 5 years. It also offers out of school provision eg holiday clubs up to 11 years.

DfE No: 5201 Name of School: **Scotby CE Primary School**

Projections	Reception	Planned Admission Numbers	Total Number on Role	School Net Capacity
Jan-13	38	38	276	266
Jan-14	38	38	278	266
Jan-15	38	38	273	266
Jan-16	38	38	271	266
Jan-17	38	38	270	266

Projections use January 2012 pupil census and August 2011 General Practice Record.

Secondary school

No. Pupils travel by bus to William Howard School at Brampton or to Richard Rose Central Academy in Carlisle.

Public transport – quality and frequency of services

Public Transport: On the A69 there is 685 service to Newcastle, via Brampton. One bus per hour till 18:00 and then every 2 hours till 23:00.

To Carlisle - One bus per hour till 18:00 and then every 2 hours till 23:47

Also on the A69 is the 95 service Greenhead, Brampton, Hayton, Heads Nook, Great Corby, Warwick Bridge, Scotby to Carlisle. Scheduled times between buses are variable from 90 to 135 mins, so checking the timetable is advisable.

In Scotby an hourly bus service, number 75, runs from Cotehill, Wetheral, Scotby, Carlisle, Cummersdale to Dalston and is supplied by Reays 07:40 to 18:15 Mon - Sat and 09:15 - 17:45 Sun. Stagecoach run the same service from 19:15 - 23:45.

GP

There is not a doctors surgery in Scotby however residents would travel either into Wetheral where the surgery is part of Brampton Medical Practice or to various medical practices in the east of Carlisle.

Dentist

No dental practice in the village. Residents travel to Wetheral, Brampton or Carlisle.

Tourist accommodation/ facilities

Willowbeck Lodge offers 5 star Gold Award B & B accommodation. www.willowbeck-lodge.com

Cultural activities

There are a number of clubs within the village including Beavers and WI groups. These groups may hold activities within the village hall. * Recreation : There is a Cricket Club, football pitch, playing fields and children's playground at Parkett Hill.

Mobile services/business operating .

2 Hair dresser salons.

RESPONSES FROM WETHERAL PARISH COUNCIL HOUSING NEEDS ASSESSMENT QUESTIONS - 2010

A collation of the written responses to the question: 'would you object to a small number of low-cost rented houses being built in the parish, to meet the needs of local people?'

75% of people (from the whole Parish) who responded said that they would have no objection.

Scotby Village:**Comments and concerns relating to...****The need for affordable housing in the area**

- Adequate supply at present
- Local people don't need low cost housing, not enough facilities to accommodate.
- Scotby Close is near enough.
- There are plenty of low cost houses in nearby areas. Don't need any here, (Scotby village).
- There has been enough houses built in this village
- There is no demand.

Housing for local people

- I would not object if the needs of local people (it would have to be local people) were to be met.
- Probably won't be used for local people. Risk on undesirables in area
- Would not object if priority was given to existing villagers.

The suitability of the area for affordable housing

- I think the village is quite big enough
- Concern for countryside's flora and fauna - habitats for birds and animals.
- It is difficult to see where they could be situated in Scotby - there are so many new houses here. At our age (80-89) we would want good type of tenants, (i.e. not Raffles kind).
- Local people don't need low cost housing, not enough facilities to accommodate.
- Possibly. School is full, roads are too busy now.
- School is full. No local employment. Insufficient public transport and too expensive. May change nature of village.
- School is unable to meet additional demand. There are no facilities for young people.

The design, size and location of affordable housing

- Location
- Not on the open green areas, otherwise no objection/
- Tendency for "bog standard".
- They must blend in with the village architecture.
- There is virtually no green space left in Scotby.

The tenants and residents of affordable housing

- If housing estate then I would object as it has been proven that more anti-social behaviour is expected.
- It is difficult to see where they could be situated in Scotby - there are so many new houses here. At our age (80-89) we would want good type of tenants, (i.e. not Raffles kind).
- Probably won't be used for local people. Risk on undesirables in area.
- Suitability of people in rented housing? Increased crime, anti-social behaviour etc.
- They are not always maintained to the standard of the Parish by the landlords or tenants.

Aglionby:

Comments and concerns relating to...

The need for affordable housing in the area

- Enough available nearby.

Housing for local people

- Built for local people but would it be local people who would get them? May also be bought to let.

The suitability of the area for affordable housing

The design, size and location of affordable housing

- I would depend on location i.e. N.I.M.B.Y.
- Low cost housing leads to deterioration of the whole area in all ways. Fact.

The tenants and residents of affordable housing

- Depends on the responsibility of tenants to maintain standards in the area.
- Social, The profile of the people who might occupy them! (DSS etc.?!)

Misc



Smithfield

Potential area of expansion up to or beyond the edge of housing to the West.

Expansion that would put the school in a more central position

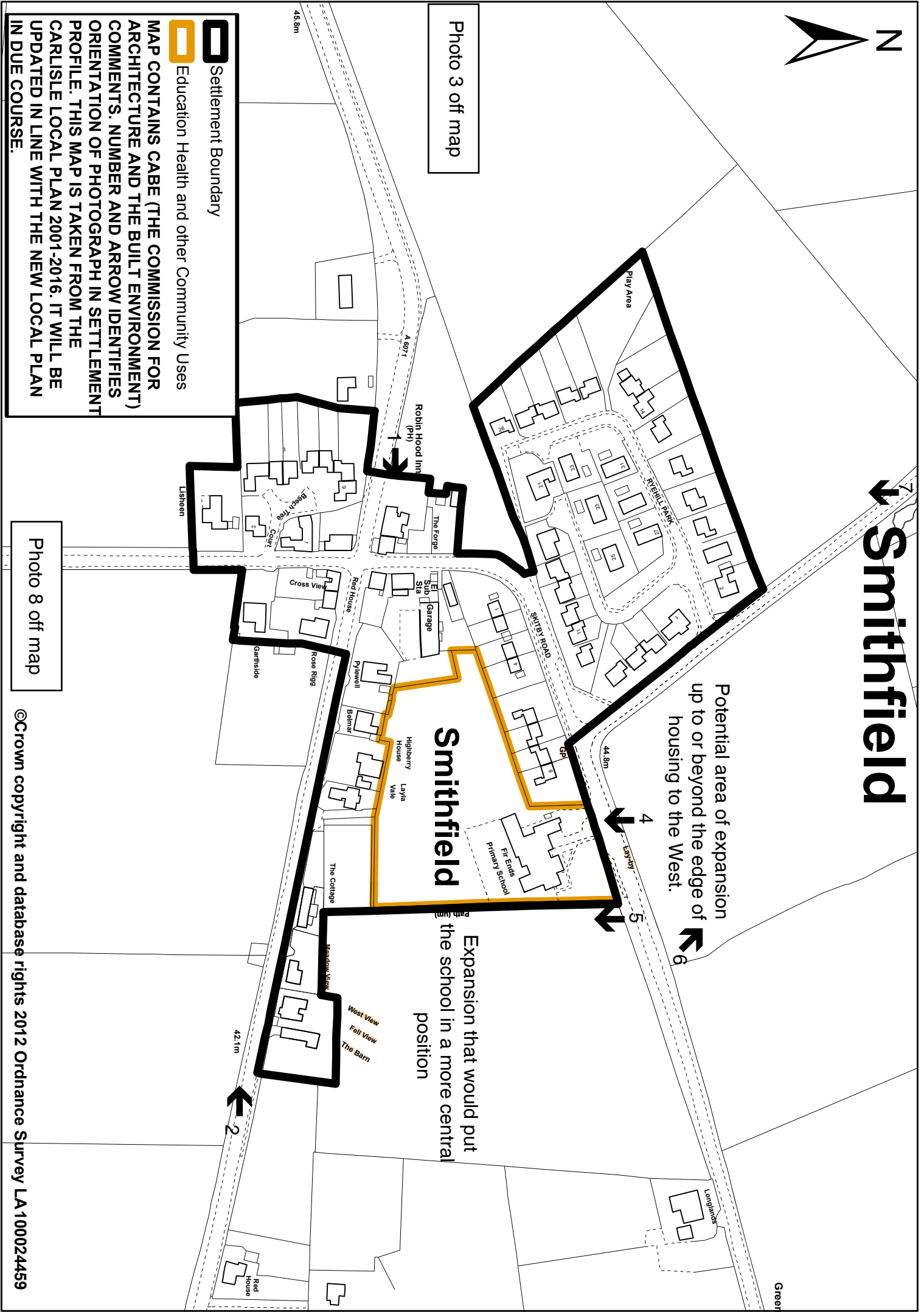
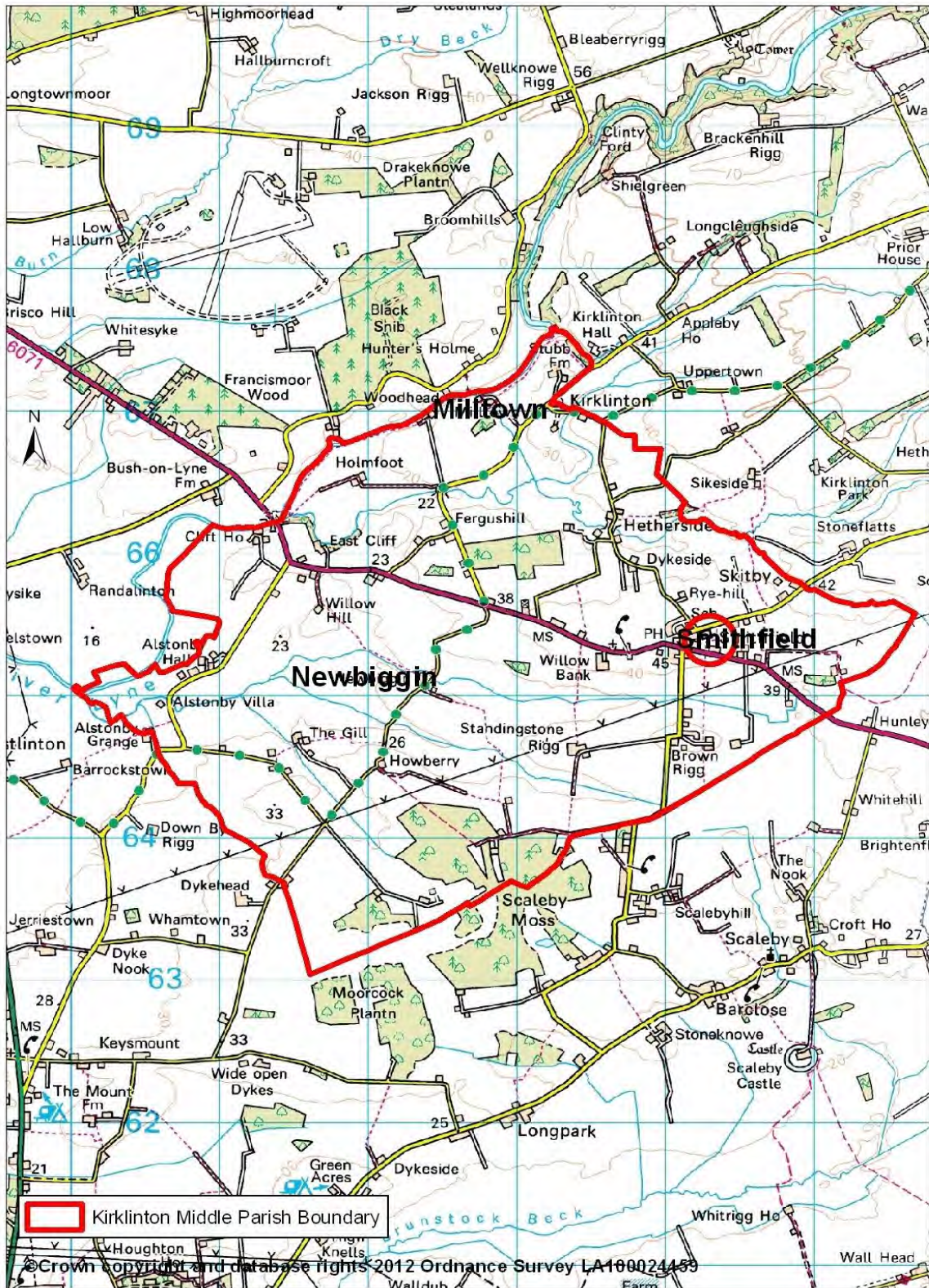


Photo 3 off map

Photo 8 off map

SMITHFIELD

Figure 1: Location of Smithfield



Settlement profile:**Strategic position**

Smithfield is a small village approximately 8 miles north of Carlisle. The main road passing through the village is the A6071, which leads to the nearby market towns of Longtown (4 miles west), and Brampton (6 miles east). A minor road forms a cross roads with the A6071 and the older elements of the settlement are located here in the vicinity of the road intersection. There is an inn near the cross roads, which may have been part of the reason for the location of the settlement.

The settlement plays no strategic role. The existence of a primary school, which has a wide catchment area because it is set in a sparsely populated agricultural area, gives some focus to Smithfield.

General description of settlement

Smithfield is a small village, which has grown incrementally from an even smaller settlement clustered round a crossroads and extending along the main road. There are currently in the order of 70 properties in total. Small pockets of expansion have been developed in the south west, along Skitby Road, where the primary school is located and the largest expansion is the Ryehill Park estate to the north west of the cross roads. It is not an obvious location for commuting to Carlisle, but neither is there any employment nearby.

The older houses are a mix of render and brick and more recent additions use similar materials. Most of the properties are of a similar size, many of the more recent additions include semi-detached and detached two-storey houses.

There is no public open space and the pavements are narrow, apart from outside the Robin Hood Inn, where outdoor tables are provided to the pub. The primary school is set in grounds with a playing field and is located on the eastern edge of the settlement on the minor road.

There are a number of north-south footpath linkages in the vicinity of the village. One runs along the eastern boundary of the primary school site.

Topographical and landscape context

The land is very gently rolling and the settlement sits on the crest of a small rise. The original part of the settlement is just below the crest with the land rising very slightly to the north. The northernmost expansion has been located on the higher ground.

The location is on the watershed between the Hether Burn to the north and the Alstonby Beck to the south. The land drops to the south to a small valley, through which the Alstonby Beck flows. Topography to the north is a complicated series of tributary valleys to the River Lyne. To the south, the land slopes south westerly to the large peat moss of Scaleby Moss.

There is no woodland in the immediate environs of the settlement, with a plantation a mile north west and Scaleby Moss with its birch woodland vegetation to the south west and a small area of woodland to the south east at Hunley Moss.

Generally, the landscape is open, and there are longer views to the east to the hills beyond. Hedges are well-maintained and low and the fields are large.

Views from the west are broken by mature trees in the older part of the settlement, on the approaches including the triangle to the rear of the pub. The newer development is less well provided for with large trees.

Biodiversity

There is little diversity in the immediate surroundings of the village. Roadside verges and hedgerows provide some diversity and routes as corridors, but there are no water courses in close proximity to the village and the main land is improved pasture. The triangular area behind the pub provides scrub and tree vegetation adding to habitats within the village.

Streams, woodland areas and mosses to the north and south will provide areas where diversity is greater. Fragmentation between pockets of increased biodiversity will occur as there are few un-managed corridor connections.

Tourist features/context

There are no obvious tourist features or facilities in or close to the settlement.

Settlement dependencies

Smithfield has a number of settlements close by including Kirklington (1.5 miles), Scaleby (2.2 miles), Laversdale (3.7 miles), Westlinton (4.4.miles),

Smithfield has a pub, a garage and a primary school. A mobile post office calls for half an hour once per week. There is infrequent public transport to Carlisle so most journeys would be made by car. School buses between Longtown and Brampton pass through the village.

The absence of a shop and many other services means people living in this settlement are dependent on other market towns of Brampton (6.4 miles) or Longtown (4.5 miles) and Carlisle (10.4 miles) for basic services.

CABE' Pre-consultation Comments on Scope for new development

There are a number of areas where development could be accommodated, depending on the quantum required. The settlement is some considerable way from employment areas, so the purpose of any expansion of the settlement, which might just provide more homes for commuters, needs assessment and debate. For example there may be a local case for homes for essential rural workers.

Assuming further growth is desirable, none of the possible sites are particularly sensitive from a landscape perspective. However, it would make sense for settlement expansion to focus on making the school more central in the layout of the village.

Development could be accommodated on the land immediately to the east of the primary school, with access from the minor road. The settlement could be widened eastwards to line up with back of the easternmost property on the main road. Development could also be accommodated on the pasture land opposite the school, extending up the minor road to the north as far as the northernmost property in Ryehill Park (or further). Development to the

north of Ryehill could also be accommodated, although sequentially it would be logical to develop closer to the school first with this area coming on stream later if there is reasonable demand for more capacity.

Settlement growth near the primary school with access off the minor roads is more appropriate than access off the main road, developing south of the A6071. Landscape considerations would not preclude development along the main road, opposite existing properties to the east of the cross roads; although this would not be very desirable if it presented views of building rears to the viewpoints across the shallow valley to the south.

All the above would be subject to landowner aspirations and further assessment. Softening with planting infrastructure would benefit the character of any new areas and enhance biodiversity in the village.

¹ Commission for Architecture and the Built Environment (CABE)

Community Consultation

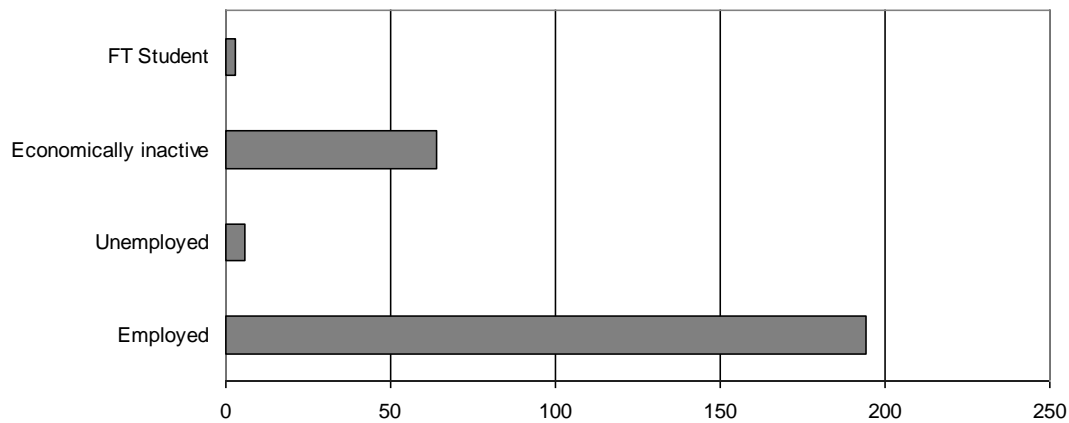
A focus group was held with members of Kirklington Parish Council on 19/3/12.

Kirklington Parish Council has identified two sites, as shown on the Settlement Map that historically, have been identified as areas for potential development. The Parish Council considered that at this time wider consultation was not required to verify this, preferring to consult when and if development was imminent.

Socio-economic picture for Kirklington Parish Council¹

Population	369
All dwellings	141
Households with residents	137
Second residence/holiday accommodation	3
Average household size	2.69
Average number of rooms per household	6.31
Owner occupied tenure	119
Rented from Council or housing association	5
Rented from private landlord	13
Average distance travelled to fixed place of work	16.37 miles

Figure 2: Economic activity aged 16-74²



¹ Sourced from 2001 census data, Office for National Statistics 2010

² Economically inactive includes retired, student, looking after home/family, permanently sick/disabled and other

Photographs



1. Robin Hood Inn at the intersection in the village, where the minor road crosses the A6071. Road edge properties form nucleus of original settlement on long, straight main road.



2. Approach to Smithfield from east. Straight alignment of road, with properties only on right (north) side of road until cross roads is reached. Development on field to left would balance other side, but would emphasise linearity and would not help shift settlement emphasis towards school.



3. Approach to Smithfield from west. Road sweeps to right to reach cross roads in village. Edge of more recent additions to settlement visible on left and right. Mature trees and hedges soften the edge.



4. Fir Ends Primary School. Located at the edge of the village on the minor road that goes out to the north east.



5. View from minor road, adjacent to primary school, looking south east over land next to school to rear view of properties on A6071. Footpath on right follows school boundary. Expansion in this area would "fatten" the settlement with school in a more central position.



6. View north west along minor road across field to edge of settlement housing in Ryehill Park, north of the minor road. Potential to accommodate expansion opposite school, up to (or beyond) edge of existing settlement on minor road towards Ryehill.



7. Looking south from Ryehill on minor road north to backs of properties in Ryehill Park. Depending on quantum of growth, potential to accommodate expansion in this area, but extends north, rather than round school.



8. Looking north along minor road from south to cross roads in village and backs of properties along A6071. Expansion into area to south of A6071 could be accommodated visually into landscape, but visually more prominent and not as close to school. (Also Photo 2.)

Services and facilities: Detailed Information

Information provided by representatives of the Parish Council.

Convenience store

None. The nearest convenience store is Longtown, Brampton and Houghton. All some 5 miles away.

Post office

None. The nearest Post Offices are in Longtown, Brampton and Houghton.

Village hall

None. The village halls at Hethersgill and Scaleby are available. The village school hall is also used from time to time. The Recreation Room in Smithfield is used exclusively by the Indoor Bowling Club.

Church

Kirklington Parish Church

Pub

The Robin Hood Inn in Smithfield.

Primary school

Fir Ends Primary School
Age range 3-11yrs
Capacity - 90
Number on Role Jan 2012 - 92

DfE No: 5218 Name of School: Fir Ends Primary School, Smithfield, Kirklington

Projections	Reception	Planned Admission Numbers	Total Number on Role	School Net Capacity
Jan-13	15	15	95	90
Jan-14	9	15	90	90
Jan-15	8	15	81	90
Jan-16	7	15	72	90
Jan-17	10	15	71	90

Projections use January 2012 pupil census and August 2011 General Practitioner Records

Secondary school

Most children from Fir Ends School move on to William Howard in Brampton. Others move onto a secondary school in Carlisle.

Public transport – quality and frequency of services

Twice a week service into Carlisle (Wed & Fri)

GP

Practices in Brampton and Longtown.

Dentist

Dental surgeries in Brampton and Carlisle.

Tourist accommodation/ facilities

A range of B&B accommodation throughout the Parish. A restaurant in Skitby, just outside Smithfield.

Cultural activities

WI and Young Farmers Club. The Church holds a variety of classes and clubs. Leek Clubs.

Mobile services

Post Office van calls once a week and a weekly mobile Library Service.

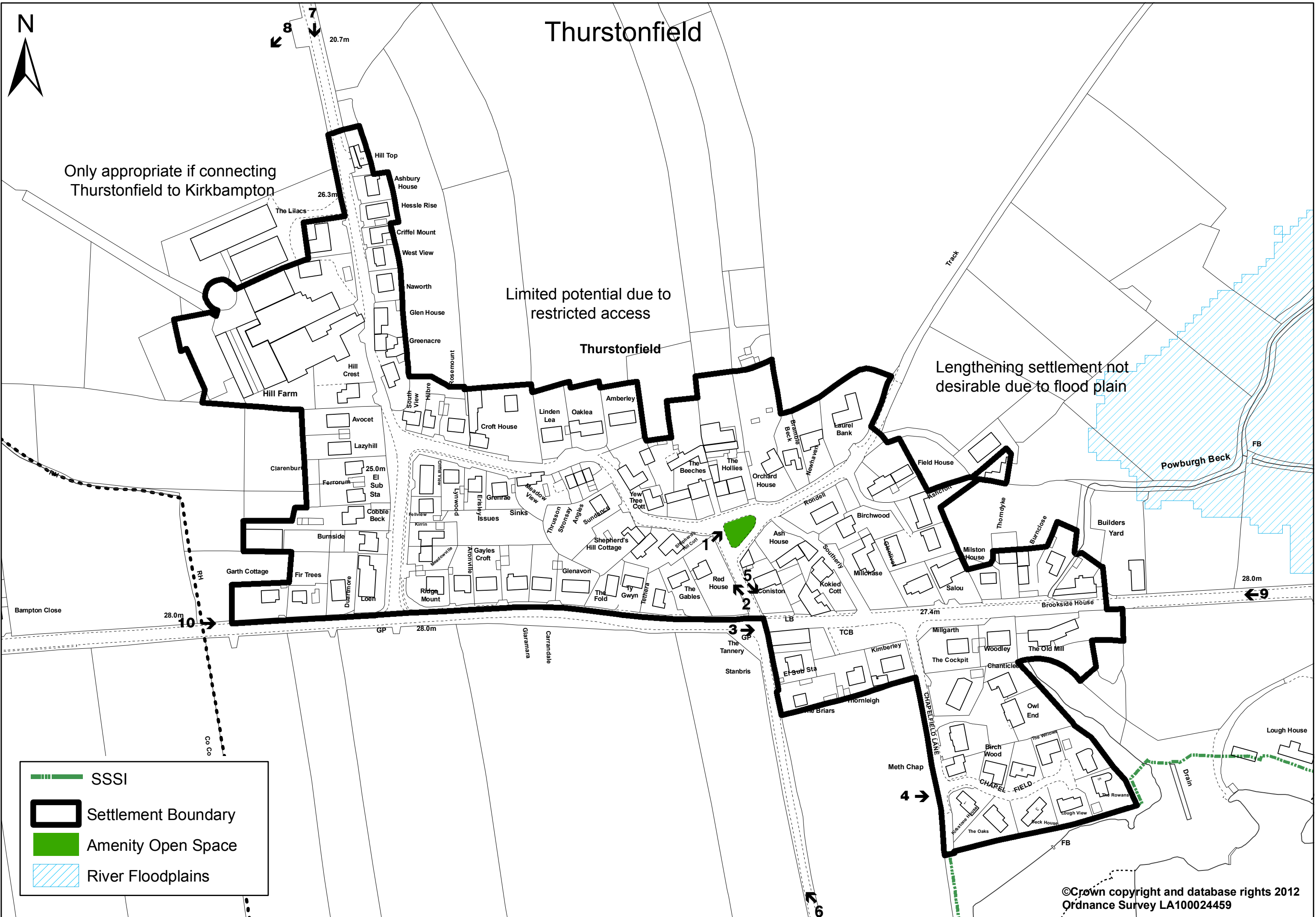






Thurstonfield

Only appropriate if connecting
Thurstonfield to Kirkbampton

Limited potential due to
restricted access

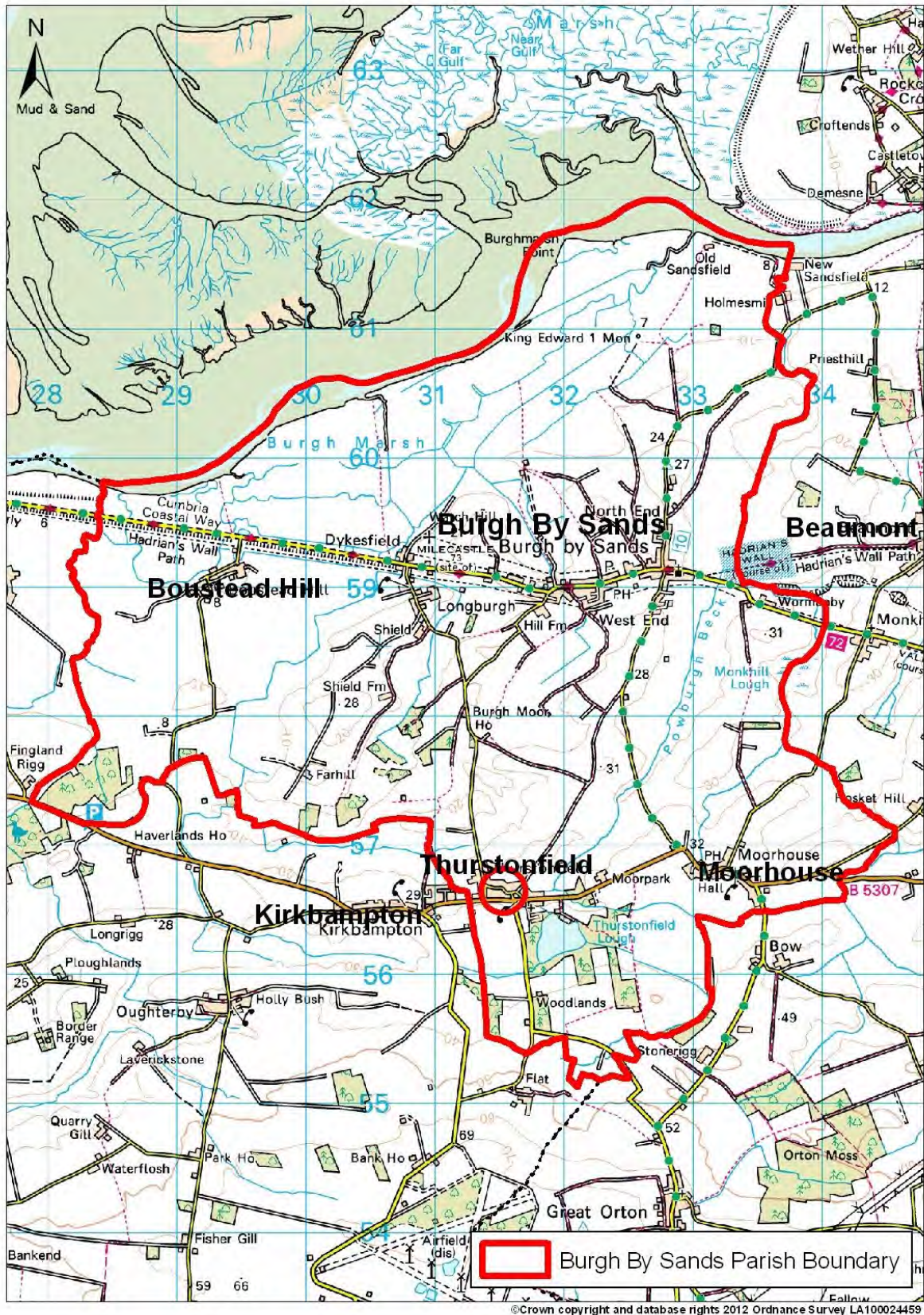
Lengthening settlement not
desirable due to flood plain



-  SSSI
-  Settlement Boundary
-  Amenity Open Space
-  River Floodplains

THURSTONFIELD

Figure 1: Location of Thurstonfield



Settlement Profile:**Strategic position**

Thurstonfield is at the western extremity of Carlisle district. The district boundary with Allerdale falls on the western approach to the village. It is 6 miles due west of Carlisle on the B5307, which heads to the Solway Firth and south to Wigton. The settlement of Kirkbampton (in Allerdale) is within a very short distance of the edge of Thurstonfield.

The village has little strategic role, although it is conveniently located for some of the historic and landscape and ecological areas of interest in Cumbria.

General description of settlement

The settlement extends for about ¼ a mile along the northern edge of the B5307, and is also clustered along a loop road that runs more or less parallel to the B road and extends a little way out along the road to the north to Burgh by Sands. South of the B5307 and east of the road from Great Orton, older properties border the B road and more recent development extends to the boundary with the Thurstonfield Lough Site of Special Scientific Interest (SSSI).

The Methodist Chapel dates back to 1861 and there is 19th and 20th century housing in the village. The built environment is a mix of older farm houses and conversions of agricultural buildings, with infill of 2 storey houses and bungalows. Materials are varied; stone, brick and render. There is a recent infill site adjacent to the Methodist Chapel, which has strong local character built with materials and style that complement the local vernacular.

The only amenity space is a relatively small triangle of grass with seat, litter bin and notice board at the head of the main access into the village. The settlement lacks open space facilities for play or general community use.

Traffic tends to speed through the village (despite a 30pmh limit) as the road is straight and there is little to signal the village's presence to motorists.

Topographical and landscape context

Thurstonfield sits in a low point with land rising gently to the south and north east. The higher ground to the north east forms a watershed between becks flowing west to the Solway Firth and becks which flow from the east. The becks that flow from the east close to the village run into Thurstonfield Lough, a natural feature although the water levels are controlled by sluice. The Lough was used as the header tank for the water courses which run towards the Solway. These streams powered corn mills, with different mills working on different days of the week to maintain the flow of water. This water management allowed each settlement down stream to run its own mill.

Well maintained, relatively high hedges border the approaches from north and south. The settlement is visible only from gaps in those hedges from the south and from the north most of the settlement is concealed by the brow of the higher ground.

The surrounding landscape is mainly pastoral with quite large fields and some mature hedgerow trees. The woodland of the Thurstonfield Lough forms a visual backdrop for views towards the south east.

Biodiversity

Thurstonfield Lough is the largest area of open water in the north and east Cumbrian lowlands, covering 20 acres. It is a species-rich SSSI with examples of a range of habitats, and species including waterfowl. The water-body is surrounded by woodland, which extends further south.

The confluence of Powburgh Beck and Bramble Beck is just east of Thurstonfield and flows through woodland in the SSSI. The becks that flow from the lake west to the Solway Firth are also edged with woodland blocks to the south.

The prevalence of becks and ditches provides habitat diversity and wildlife corridors. Hedges, woodland and small clumps of trees also contribute to diversity and connections.

Tourist features/context

Thurstonfield Lough presents an eco-tourism opportunity with the Tranquil Otter converted mill houses and waterside lodges offering 5* self-catering accommodation. Fishing, wetland walks, bird hides are all available in the vicinity of the 20 acre former mill header-pond for use by residents. The Lough is accessible to residents of Thurstonfield if they sign in, as it has no public right of way. Further west is Finlandrigg Woods nature reserve which is close by.

There is nearby access to Hadrian's Wall, other scheduled ancient monuments and nature reserves, the Cumbria Coastal Way and the Solway Firth itself a designated Area of Outstanding Natural Beauty (AONB).

There is a good network of footpaths round and near Thurstonfield Lough and other off-road routes to the north, where it is possible to walk to Burgh by Sands, Hadrian's Wall and connect to the Cumbrian Coastal Way.

Settlement dependencies

Thurstonfield village is situated close to Kirkbampton (0.4 miles), Longburgh (1.5 miles), Oughterby (1.7 miles), Burgh by Sands (2 miles) and Great Orton (2 miles).

There are no shops, pubs, school or other services in the Thurstonfield village apart from the Methodist Chapel. Kirkbampton, very close by (in the district of Allerdale), hosts a primary school and village hall. Kirkbampton CE Primary School is located on the Thurstonfield side of the village.

For a larger choice of services, Thurstonfield residents have options in Carlisle (5.9 miles) or Wigton (7.6 miles).

CABE¹ Pre-consultation Comments on Scope for new development

The close proximity of Kirkbampton (in Allerdale District) needs to be considered in decisions on new development for Thurstonfield. The debate about whether it would be appropriate to fill between the two settlements to create one larger settlement would need to be undertaken with Allerdale Council.

From a physical and landscape point of view there is scope for new development to be incorporated into the Thurstonfield in at least two areas outside the village footprint. There is also scope to develop the Hill Farm site within the settlement boundary.

¹ Commission for Architecture and the Built Environment (CABE)

Community Consultation

A focus group was held with members of Burgh by Sands Parish Council on 28/2/12. The consensus of opinion was that with the lack of services and scope to develop within the current footprint of the village, that the need to identify areas specific areas for development in adjacent land was not required at present.

New housing south of the B5307 would have a detrimental impact to the existing housing to the north of the road as the land rises southward from the road, this would be overpowering. There is also a problem of speeding cars in this area of the village.

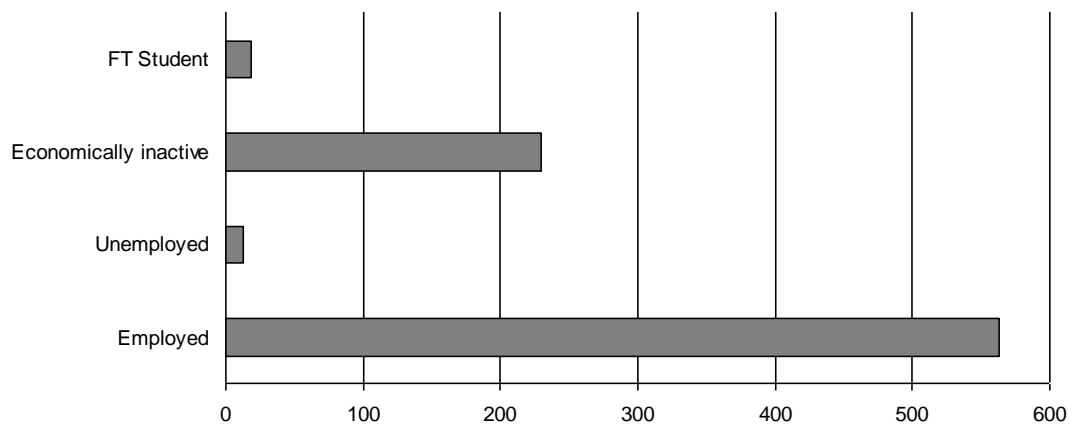
There is also a need for an improved waste removal system and plant for the village particularly if the number of households was to grow.

Socio-economic picture for Burgh by Sands Parish Council¹

Population	1143
All dwellings	437
Households with residents	429
Second residence/holiday accommodation	3
Average household size	2.66
Average number of rooms per household	6.64
Owner occupied tenure	366
Rented from Council or housing association	24
Rented from private landlord	39

Average distance travelled to fixed place of work 17.03 miles

Figure 2: Economic activity aged 16-74²



¹ Sourced from 2001 census data, Office for National Statistics 2010

² Economically inactive includes retired, student, looking after home/family, permanently sick/disabled and other

Photographs



1. The village green looking north east towards the track. The only area of communal public realm in the village. A mix of ages of housing.



2. View towards the village green from the south at the B5307 junction. Strong access towards village green with character-giving large trees.



3. View eastwards along B5307 showing narrow footpaths and buildings abutting the long, straight road.



4. Thurstonfield Methodist Chapel, dating back to 1861, with single and 2-storey infill housing behind reflecting materials and character of older parts of the village. Mature trees of SSSI behind.



5. View south over junction with B5307 along road to Great Orton. Land rises to the south, restricting long distance views. Well maintained hedges and some mature trees.



6. View north on road from Great Orton. Edge of settlement visible through gap in hedge in distance with large trees of Thurstonfield Lough SSSI to right.



7. View south from the road to Burgh by Sands. Active farmland right of road (see Photo 8.). Land to left, north of settlement boundary slopes towards settlement.



8. View southwest to Kirkbampton in the distance. Active farmland sloping towards Burghmoor Beck



9. Straight approach to village from east along B5307. Lower ground is in floodplain



10. Village approach along B5307 from west, near Kirkbampton. Enclosure provided from hedges. Tempting to speed, straight road and little that signals “community” and sense of place.

Services and facilities: Detailed Information

Information provided by representatives of the Parish Council.

Convenience store

None

Post office

Nearest Post Office is a mobile service at Thurstonfield. Service is available at 12.10 to 12.40 on Thursdays. Full Post Office services available at Carlisle (5.9 miles) and Wigton (7.6 miles).

Village hall

Kirkbampton Village Hall at 0.4 miles away closest.
Regular users of the hall include: Kirkbride Flu Surgeries; Kirkbampton Church lunches; WI Quiz Nights; Young Farmers; Parent & Toddlers Group; Youth Club; various sports and arts sessions.

Church

Thurstonfield Methodist Chapel

Pub

Royal Oak Inn, Moorhouse (1.2 miles)

Primary school

Kirkbampton CE Primary School (0.4 miles)
Age Range 4-11 yrs
Number on Role (Sept 2011) 91
School Net Capacity 98

DfE No: 3018 Name of School: Kirkbampton CE School

Projections	Reception	PAN	Total NOR	School Net Capacity
Jan-13	11	15	91	98
Jan-14	8	15	85	98
Jan-15	13	15	85	98
Jan-16	8	15	75	98
Jan-17	10	15	71	98

Projections use January 2012 pupil census and August 2011 GPR

Secondary school

In 2011, 17 children transferred to secondary school:
9 pupils – Caldew School, Dalston (8 miles)
7 pupils – Nelson Thomlinson, Wigton (7.6 miles)
1 pupil - Austin Friars St Monica’s School, Carlisle (5.9 miles)

Public transport – quality and frequency of services

Stagecoach route 71 Silloth/Anthorn/Carlisle: Stops 3 times per day with 2 extra on Friday and Saturday evening. There is a college service during term time.

GP

Nearest surgeries at Kirkbride (5.8 miles), Carlisle (5.9 miles) and Dalston (8 miles)

Dentist

Nearest surgeries at Carlisle (5.9 miles) and Wigton (7.6 miles), Dalston (8 miles)

Tourist accommodation/ facilities

Tranquil Otter – Holiday Lodges
The Granary – Self catering holiday let
Bramblebeck Cottage B&B
Bramblebeck Park – caravan park

Cultural activities

Most activities Carlisle (5.9 miles) and also at Kirkbampton Village Hall (0.4 miles) including Short mat Bowling and Christmas Fayre.

Mobile services

Mobile Library,
Mobile Post Office,
Jim's Mobile Store (Moorhouse)
Butchers at Great Orton (2 miles)
Milk delivery

WARWICK BRIDGE, CORBY HILL AND LITTLE CORBY

Potential as land is flat and well sheltered.
Would fit in well with existing residential area to the south

No development potential due to River Eden flood plain and topographical constraints

Potential expansion however access constraints may halt this.

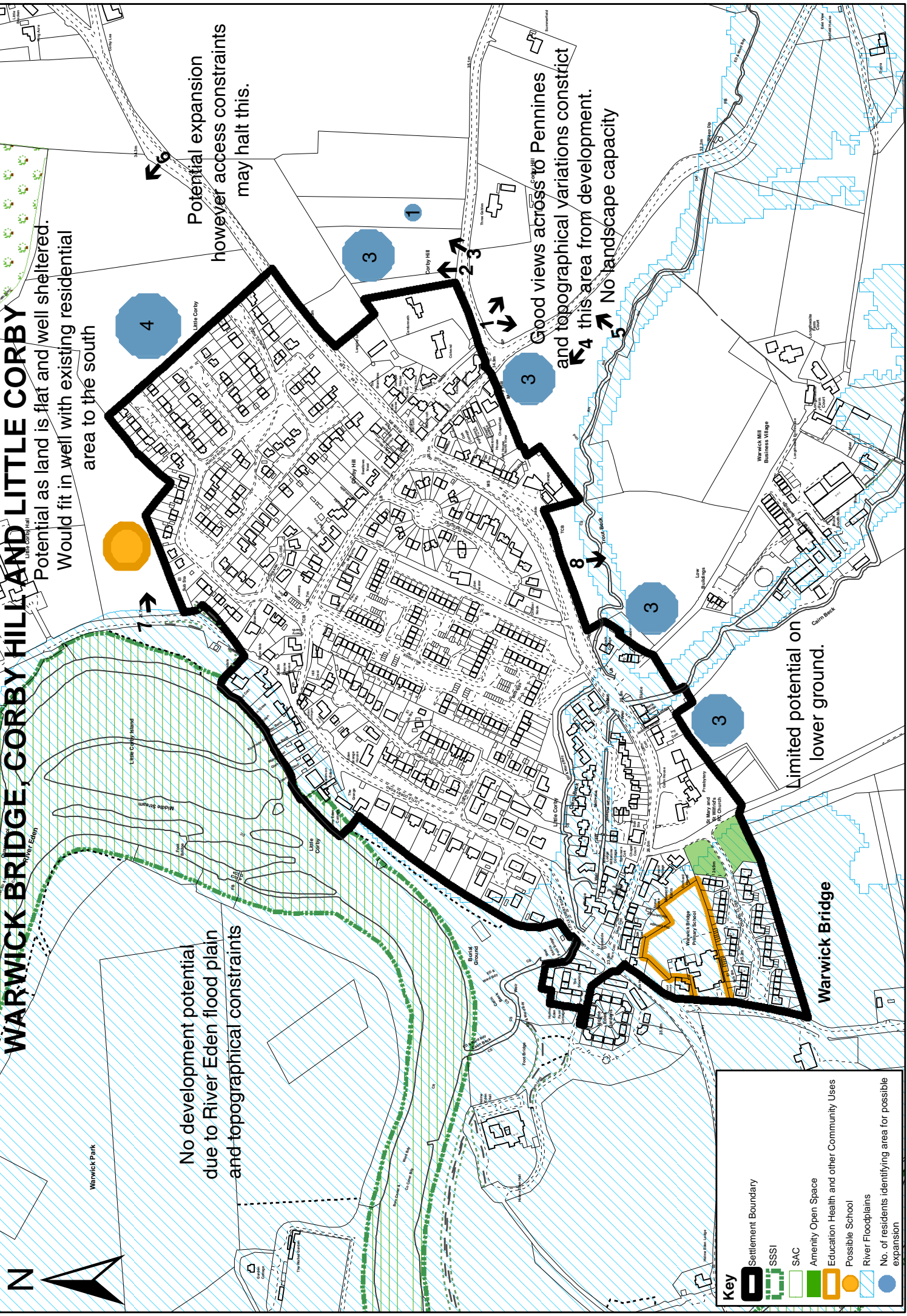
Good views across to Pennines and topographical variations constrict this area from development.
No landscape capacity

Limited potential on lower ground.



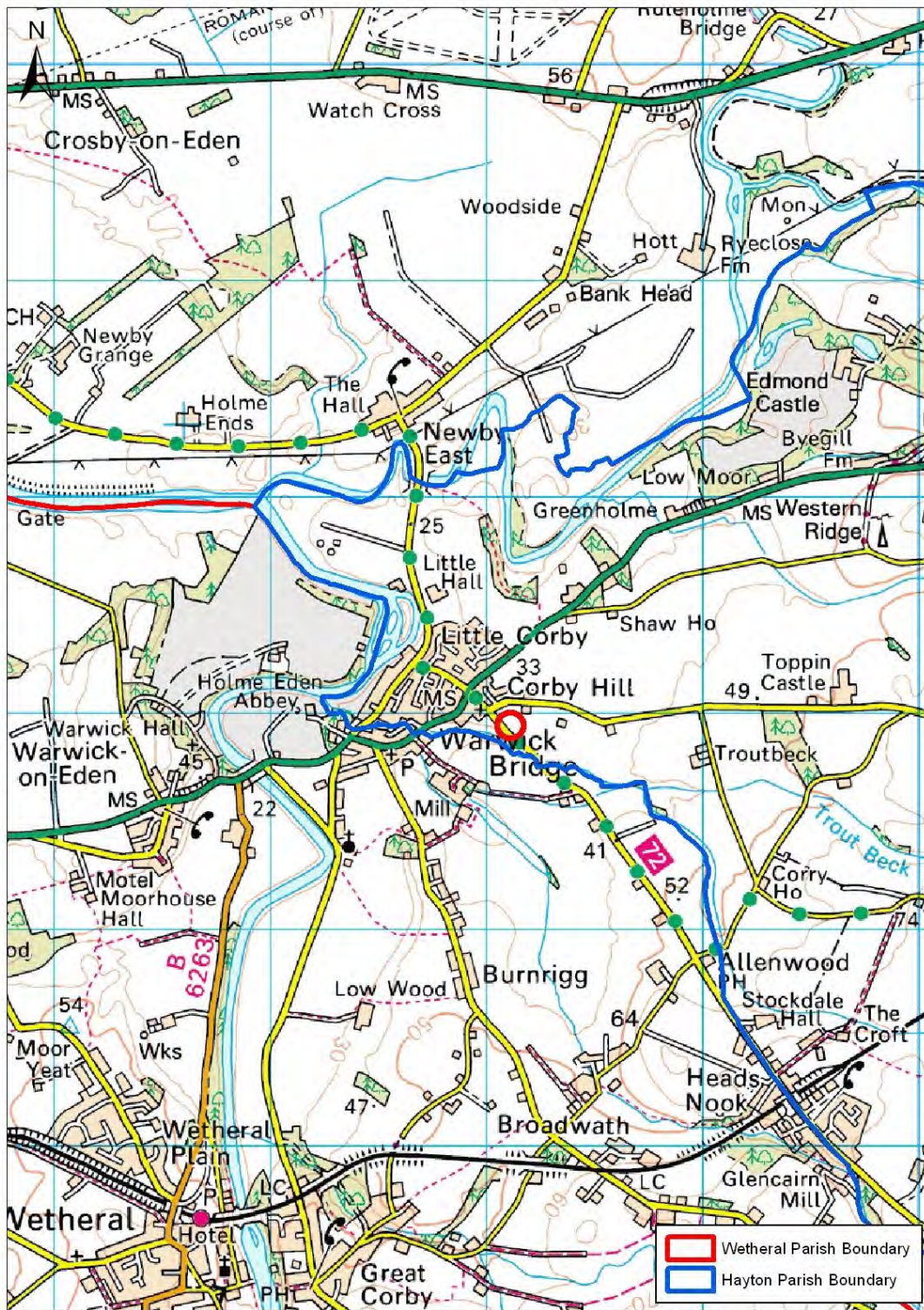
Key

- Settlement Boundary
- SSSI
- SAC
- Amenity Open Space
- Education Health and other Community Uses
- Possible School
- River Floodplains
- No. of residents identifying area for possible expansion



WARWICK BRIDGE, LITTLE CORBY AND CORBY HILL

Figure 1: Location of Warwick Bridge, Little Corby and Corby Hill



Settlement Profile

Strategic Position

Warwick Bridge sits in an elevated position looking North West towards the River Eden. It is in a strategic location on the main A69 Carlisle to Newcastle trunk road; 5 miles east north east from Carlisle and 4.5 miles south west of Brampton. This main road provides easy access to the local market town of Brampton. Warwick Bridge serves a number of rural hamlets and is well served by local bus services operating between Brampton and Carlisle, and cross-country services between Carlisle and Newcastle.

The village is made up of the three merged settlements of Corby Hill, Little Corby and Warwick Bridge. The village grew historically due to the mill that is located just outside the village. This served as the main source of employment for the population of the village.

General description of settlement

Little Corby, Warwick Bridge and Corby Hill each developed individually before expansions in various directions led them to merge, to appear now as one settlement. The village has grown in a linear form along the busy A69 route with further later residential growth expanding Little Corby and Corby Hill.

There is a busy crossroads controlled by traffic lights towards the end of the village in the East. There is a small area of village green adjacent to the crossroads. The A69 road running through the village has a distinctive historic character with key buildings including a church abutting the road. The village, however, does not have a centre, as key functions are spread along its spine (the A69).

It is clear that residential developments throughout the village have developed at different stages with early properties along the main road and later 20th Century development causing the village to expand outwards and in length.

Schooling is provided in the village for children of primary school age, thereafter children travel to the neighbouring market town of Brampton to attend William Howard School. Warwick Bridge Primary School is located in the western area of the village.

Significant key buildings such as the Methodist Chapel present a definite edge to the village and create an abrupt transition from the built up area to the open rural hinterlands.

Topographical and landscape context

The village slopes down from south to north where it meets Trout Beck. Thereafter land rises along a gradual incline (where the majority of development has taken place) until it falls away sharply down towards the River Eden and its floodplain. Its elevated position above the river and above trout beck affords Warwick Bridge good views to the north looking over the River Eden and to the south towards the North Pennines. The use of surrounding agricultural land varies between grazing and arable.

Biodiversity

Landscape variations suggest that there is diverse biodiversity along the River Eden and Trout Beck and their associated floodplains. There are also areas of thick tree cover that surround the village and equestrian land creating a diverse ecology over the wider area. Private gardens, church yards and recreation grounds also play a part.

Tourist features/context

Warwick Bridge is situated close to the path of Hadrian's Wall, however, in comparison to a number of other rural settlements it is not as well situated. There may, however, be some opportunities to expand on this due to the strategic position of Warwick Bridge lying on a main trunk road. Tourism facilities have been developed in the form of Warwick Hall (a Grade II Listed neo-Georgian building) which can be hired for a number of functions or used as a hotel or for self catering purposes and Brookside B & B is also available within the village.

Additionally visitors can take advantage of country walks along the banks of the River Eden.

Settlement services and facilities

A number of other villages rely on Warwick Bridge for its services. Villages such as Wetheral (1.25 miles SW) and Heads Nook (approx 1 mile SE) and Warwick-on-Eden (0.8 miles away) for its primary school, medical practice and village shop.

There is also pub and church. A butchers shop is located within a residential area. Down-a-Gate Community Centre lies on the southern approach to the village. It provides space for a wide range of community groups. There are also adjacent playing fields with 2 full size football pitches, 3 mini-pitches, children's adventure playground and changing rooms.

Warwick Mill Business Village, a business centre has developed in a listed former mill complex located just outside the settlement and is within walking distance of the village. The business centre provides facilities such as industrial units, meeting rooms and a cafe and gym.

The outlying rural populations that are not within a specific settlement will also depend on the services that Warwick Bridge has to offer.

CABE¹ Pre-consultation Comments on Scope for new development

It could be suggested that the settlements of Warwick Bridge, Little Corby and Corby Hill have already expanded further than may have been desired as this has forced these three small settlements to merge completely as one. There is therefore limited potential for development here, however, if development were to occur in the future the attached map of Warwick Bridge and associated photographs highlight where there may be capacity for development in terms of impact on the surrounding landscape. In areas where land is sloping, development would not be supported as it would have a greater, imposing impact on the existing village and could also have an adverse impact on how the settlement appears from other spatial cells that are located further away.

One site where there may be scope for development is to the north east of the settlement (part of Corby Hill) where land is relatively flat and sheltered. It is also well related to the existing residential area and it is considered that development would not have a negative impact on the surrounding landscape.

¹ Commission for Architecture and the Built Environment (CABE)

Community Consultation

Warwick Bridge is divided by the parish boundaries of Wetheral and Hayton. The majority of households in part of Warwick Bridge, Little Corby and Corby Hill fall within Hayton Parish.

Hayton Parish Council

A focus group meeting was held on 04/07/12 with members of Hayton Parish Council. This included residents of Hayton, Heads Nook, Warwick Bridge, Corby Hill and Little Corby. The Parish Council wished to seek the views of the inhabitants of the Parish. A leaflet was delivered to all households within the Parish including Warwick Bridge, Corby Hill and Little Corby and surrounding area.

There were 12 responses from the residents of Warwick Bridge, Corby Hill and Little Corby within Hayton Parish, north of the A69. Seven respondents were generally positive about some further development and identified 6 possible sites on the settlement profile map. Comments included:

- build a primary school north of the A69 main road which would avoid flooding problems, also other shops to avoid the need to cross the busy road.
- build more housing south of the A69 where the local services and amenities are located, this would improve the settlement form.
- more pensioners bungalows on the left of Burnrigg Road which would be close to amenities, a new footpath would be needed.
- a good mix of housing gives a good mix of children in the school.

Concerns about further development were mostly aimed at traffic problems and congestion. To summarise the comments from the 5 respondent that had concerns about future development:

- road traffic accidents particularly on the Little Corby/Newby East Road are a problem, this road has no capacity to take more traffic;
- Corby Hill/Little Corby are already too busy, too much traffic is putting pedestrians at risk;
- limited spaces in the local primary school; and
- character of the village will be further eroded

In addition suggestions for sites in Faugh, Fenton and Townhead were also suggested.

Wetheral Parish Council

A focus group meeting was held on 23/2/12 with members of Wetheral Parish Council. The Parish Council included a detachable comments page on the future shape of the villages in the Parish to their annual report that was distributed to all, including 322 households in Warwick Bridge and Warwick on Eden villages. There were no responses returned.

Wetheral Parish Council undertook community led planning in 2010. As part of this consultation a question asked of all households: 'would you object to a small number

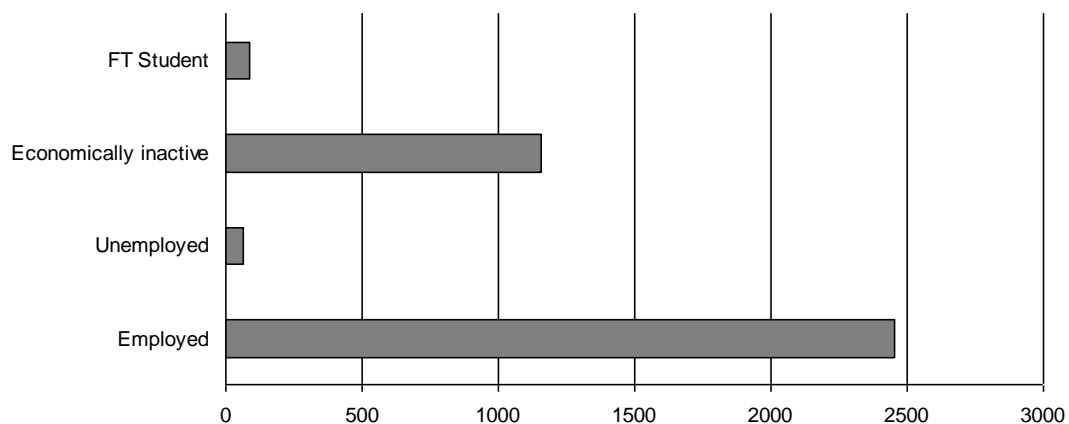
of low-cost rented houses being built in the parish, to meet the needs of local people?' 75% of people who responded said that they would have no objection (from the whole parish not just Warwick Bridge, Corby Hill and Little Corby villages). However, many expressed their concern that the existing low cost housing did not go to local families. For a full summary of responses go to end of document.

Socio-economic picture for Wetheral Parish Council¹

Population	5203
All dwellings	2252
Households with residents	2168
Second residence/holiday accommodation	30
Average household size	2.37
Average number of rooms per household	6.33
Owner occupied tenure	1872
Rented from Council or housing association	113
Rented from private landlord	183

Average distance travelled to fixed place of work 16.02 miles

Figure 2: Economic activity aged 16-74²



¹ Sourced from 2001 census data, Office for National Statistics 2010

² Economically inactive includes retired, student, looking after home/family, permanently sick/disabled and other

Photographs



1. Land looking south from Corby Hill gives an open feel before an abrupt arrival to the built up area. Attractive pasture on the edge of the settlement with views to the south west towards High Buildings and Longthwaite Farm. Land is flat and sits higher than land to the SW giving it increased prominence and good views of surrounding countryside.



2 & 3. Land to the east of the settlement boundary (in the south west of the village, Corby Hill). Land is flat and well enclosed here, however it is of poor quality due to heavy grazing.



4 & 5. Approach to Corby Hill from the south. Land rises gradually from Trout Beck in the south to the settlement boundary of Corby Hill. Views to the W show the rear of Warwick Bridge car repair workshop. The Methodist Chapel provides a welcoming entrance on arrival into the village.



6. Land to the East of Little Corby looking North West. Land is flat and is well contained to the East by a dense tree belt. However, access constraints due to the busy A69 trunk road makes this site inappropriate for development.



7. Land to the North of Little Corby looking to the East. Land is flat and lies adjacent to a residential area built in the late 20th Century.



8. Open views looking towards Low Buildings and High Buildings from the A69, adjacent to the petrol station for the village. Land slopes down to Trout Beck and its floodplain and thereafter rises up towards Low Buildings



9. Land to the S of the village looking towards the E to High Buildings and to the N to the village. This site is well contained by its boundaries to the S and W. Boundaries to the E are less well defined however this site is adjacent to an attractive light industrial area. Views across to the Pennines to the East.

Services and facilities: Detailed Information

Information provided by representatives of the Parish Council.

Convenience store

Co-op convenience store and also a Spar store and off licence (which forms part of the petrol station). There is also S.W Wilson butchers shop in the middle of the village. The opening times are outlined below.

Co-operative Store

Sunday 08:00 - 22:00
Monday 07:30 - 22:00
Tuesday 07:30 - 22:00
Wednesday 07:30 - 22:00
Thursday 07:30 - 22:00
Friday 07:30 - 22:00
Saturday 07:30 - 22:00

Post office

The Post Office, Co-op store and hairdressers are adjacent to one another. The Post Office opening times are:

Monday 09:00 17:30 12:30 13:30
Tuesday 09:00 12:30 CLOSED
Wednesday 09:00 17:30 12:30 13:30
Thursday 09:00 17:30 12:30 13:30
Friday 09:00 17:30 12:30 13:30
Saturday 09:00 12:30 CLOSED

Village hall

Downgate Community Centre is a modern facility that has meeting room, onsite parking and sports pitches. There are a number of groups that run from the centre; toddler group, yoga, youth club, good companions, tumble tots, Warwick Bridge W.I, viaduct gardening club, Warwick Bridge History Group, Warwick Wanderers Junior football club.

Church

Our Lady and St Wilfrid (RC), St Paul (CofE) and Corby Hill Methodist Church.

Pub

Haywain Inn.

Primary school

Warwick Bridge Primary School, the last Ofsted report stated that there were 145 pupils on the school roll (2007).

Secondary school

No. Pupils travel to William Howard School at Brampton or Richard Rose Central Academy in Carlisle.

Public transport – quality and frequency of services

Bus stop. Services provided by Arriva (No.685). Frequent services: from Carlisle – Brampton there are 2 buses per hour until 6pm and the last service is 23.07 from Carlisle. From Brampton to Carlisle there are 2 per hour with the last service 23.25 from Brampton. Stagecoach also operate a service along this route (No.95) every 2 hours however they do not run in the evening.

GP

Yes. Corby Hill Surgery (part of Brampton Medical Practice).

Monday	8.30am – 12.30pm	4.00pm – 6.00pm
Tuesday	8.30am – 12.30pm	3.00pm – 5.00pm
Wednesday	8.30am – 12.30pm	CLOSED
Thursday	8.30am – 12.30pm	1.30pm – 4.30pm
Friday	8.30am – 12.30pm	3.00PM – 5.00pm

Dentist

No. Local people travel to dental practices in Wetheral, Brampton or Carlisle.

Tourist accommodation/ facilities

Warwick Hall (a Grade II Listed neo-Georgian building) can be hired for a number of functions and used as a hotel or for self catering purposes. Brookside B & B.

Cultural activities

Mobile services

**RESPONSES FROM WETHERAL PARISH COUNCIL HOUSING NEEDS ASSESSMENT
QUESTIONS - 2010**

A collation of the written responses to the question: 'would you object to a small number of low-cost rented houses being built in the parish, to meet the needs of local people?'

75% of people (from the whole Parish) who responded said that they would have no objection.

Warwick Bridge:

Comments and concerns relating to...

The need for affordable housing in the area

- Could de-value existing house prices, encourage anti-social behaviour. Feel enough low cost houses in Carlisle.
- There are numerous at Corby Hill
- Warwick Bridge, Corby has plenty
- We already have a large estate

Housing for local people

- Must be well located and only rented to people from the parish. Not used to house people from the town.

The suitability of the area for affordable housing

- The Parish is too small for too many houses. It is already busy and the empty land now available could be utilised with some expert planning.

The design, size and location of affordable housing

- They would have to fit in with the village (not cheap looking).

The tenants and residents of affordable housing

- 20 year experience of living next to DHSS rental - drug dealers - break-ins - drinking etc.
- Could de-value existing house prices, encourage anti-social behaviour. Feel enough low cost houses in Carlisle.
- Usually attract people on benefits - leads to anti social behaviour.

Wetheral

Important to retain wooded slope confining development to plateau and protecting rural character of flood plain







MAP CONTAINS CABE (THE COMMISSION FOR ARCHITECTURE AND THE BUILT ENVIRONMENT) COMMENTS. NUMBER AND ARROW IDENTIFIES ORIENTATION OF PHOTOGRAPH IN SETTLEMENT PROFILE. THIS MAP IS TAKEN FROM THE CARLISLE LOCAL PLAN 2001-2016. IT WILL BE UPDATED IN LINE WITH THE NEW LOCAL PLAN IN DUE COURSE.

Difficult access but potential expansion close to railway becoming more sensitive with extension westward over shallow ridge.

Well contained parcel subject to positive containment in west.

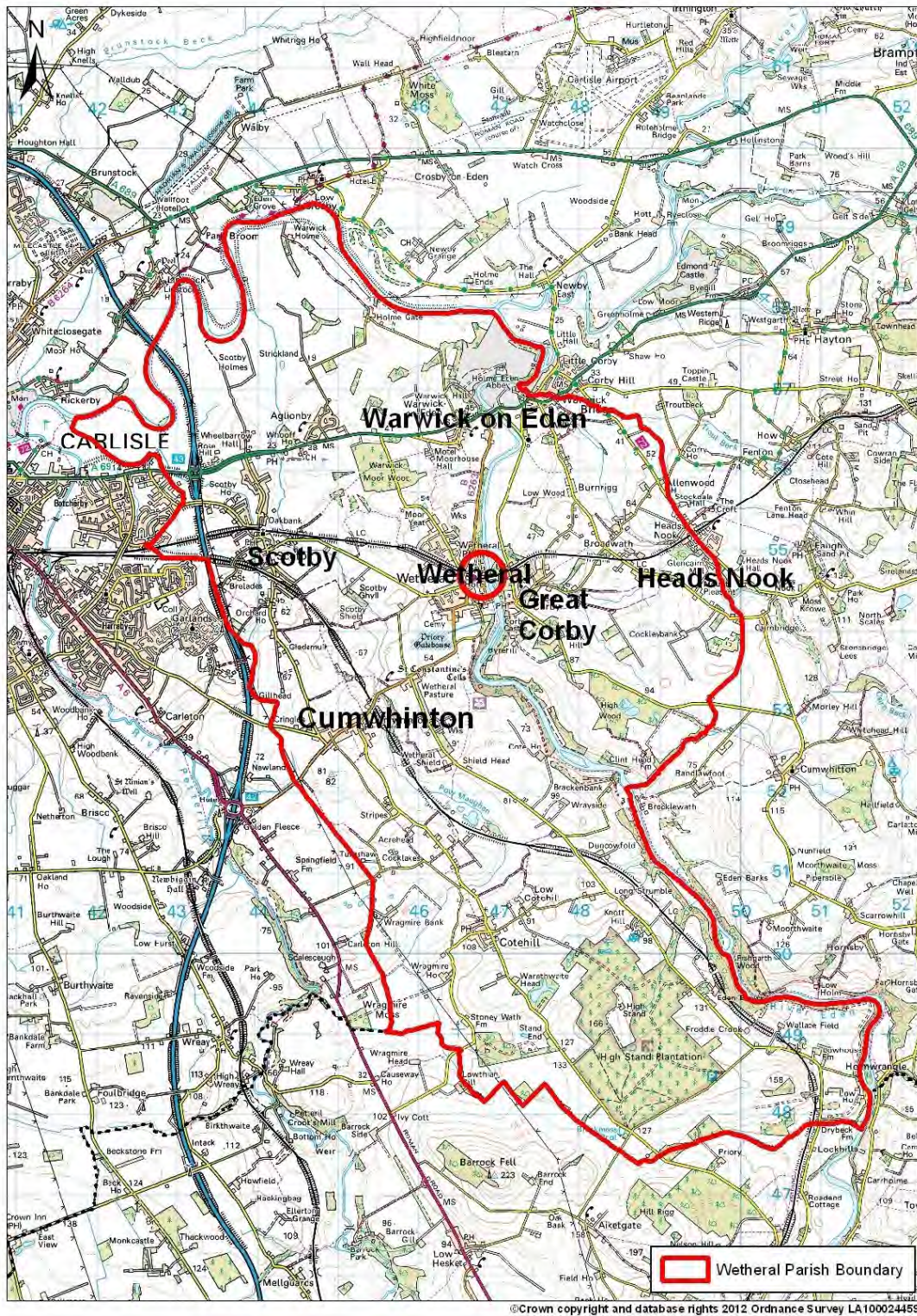
Sensitive extension and infill possible subject to detailed assessment

Landscape of gorge is important to conserve

-  Settlement Boundary
-  Conservation Areas
-  Landscape of County Importance
-  River Floodplains
-  No. of residents identifying area for possible school
-  No. of residents identifying area for possible expansion

WETHERAL

Figure 1: Location of Wetheral



Settlement profile:**Strategic position**

The village of Wetheral is located five miles east of the city of Carlisle with access north/south via road links off junctions 42 and 43 of the M6. The nearby A69 gives ready access east to Brampton and Newcastle. It is also served by a west/east rail connection stopping at Wetheral enroute to Carlisle/Newcastle. The village serves mostly as a dormitory settlement for Carlisle.

Wetheral stands almost immediately adjacent to Great Corby, separated by a deep gorge through which flows the River Eden. The Gorge is crossed by the railway viaduct and a footpath.

General description of settlement

Wetheral is a very attractive, large village, with a distinctive historic core built around a Holy Trinity and St Constantine, a medieval church and the Priory Gatehouse and remains of a priory. Local red sandstone dominates the architecture of the older buildings and the eastern half of the village is protected by Conservation Area designation. The village has grown up along the B6263 where it crosses the Carlisle to Newcastle railway and at the junction of several minor roads. The old part of the village was concentrated east of the B6263 but more recent development has now extended westwards with a more diverse palette of building materials and less strength of character.

There is a distinctive and archetypal village green at the centre of the village and other valuable urban green space around the church. Several local services are clustered around the centre, including a shop and the Crown Hotel with leisure and conference facilities. The railway station lies to the west end of Corby Bridge which spans the Eden River, also known as 'Wetheral Viaduct'. The station is an important asset but lacks adequate car-parking.

Topographical and landscape context

Wetheral stands high on a bank overlooking a gorge of the River Eden. Wetheral owes much of its distinctive character to the topography, especially as the railway crosses to Great Corby by means of a tall viaduct over the linear gorge through which the River Eden passes. The land south of Wetheral is elevated and undulating but it falls sharply to the north as the River leaves the confines of the gorge and enters the flood-plain. The slopes of the gorge and overlooking the flood plain to the north are well wooded but the land to the south and west is much more open, mainly comprising pastoral farmland with grass and hedgerows.

Biodiversity

The River Eden is of international importance for wildlife and is designated as a Special Protection Area (SPA), Site Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI). The landscape of the gorge and the wooded slopes introduce significant habitat value. The woods are designated as ancient woodland and are important for birds such as pied flycatcher, redstart and wood warbler. The damp cliffs support a diverse range of mosses, liverworts and ferns. The Eden River supports otter, Atlantic salmon and lampreys. The presence of very old buildings also favours wildlife such as bats and certain bird species.

Tourist features/context

The character and historic interest in the village merit tourist visits. The Benedictine Wetheral Priory Gatehouse is protected by English Heritage and is open to the public from mid March to the end of September but there is little interpretation and lack of visitor facilities. The tourism offer is not overly exploited. Visitors can stay at the Crown Hotel, a large hotel with self contained apartments offering facilities for weddings and conferences. There is also Acorn Bank B&B.

Settlement services and facilities

The village host a number of amenities around the central green including public houses, village hall, village shop with post office, restaurant and hotel. There is no primary school or secondary school located in the village, children mostly travel to Scotby (1.9 miles), Great Corby (3 miles by road) or Warwick Bridge (2 miles) for primary and Brampton (6.3 miles) or Carlisle (5.9 miles) for secondary schooling. There is a GPs surgery that forms part of the Brampton Medical Practice and a dental practice. Ashgate Lane and Woodland Cemetery is located within Wetheral. There is children's play area and playing field with cricket and football pitch.

CABE¹ Pre-consultation Comments on Scope for new development

The intimate relationship between the older central parts of the village and the magnificent gorge leave no room for infill in the eastern half of the village. Northward extension is also impossible without encroaching harmfully on the flood plain and fundamentally changing the way that Wetheral is approached from the north. Extension of the urban edge southwards has limited potential but the existing playing field does create an edge within which high quality infill may be achievable with adequate detailed assessment. Sensitivity is much reduced on the western edge of the village, with two parcels enjoying substantial topographical containment, one just south of the railway and extending towards Hallmoor Cottage and the other just south of the Methodist Chapel.

¹ Commission for Architecture and the Built Environment (CABE)

Community Consultation

A focus group meeting was held on 23/2/12 with members of Wetheral Parish Council including a representative of Wetheral village.

The Parish Council included a detachable comments page on the future shape of the villages in the Parish to their annual report that was distributed to all, including 680 households in Wetheral Village. There were 18 responses from people of Wetheral Village.

The majority of respondents (14) were against further development for the following reasons:

- the drainage (water and waste) system is at capacity and problems of flooding have been experienced as a result. United Utilities have identified the system as overcapacity;
- there is already a mix of housing available;
- employment in Carlisle District is declining and ageing population resulting in a reduced need for additional homes;
- lack of consideration of conserving the village character in past developments;
- increased traffic and parking in Wetheral and other villages;
- increasing the size of the village would be detrimental to the character and community spirit;
- no school in Wetheral Village;

- poor demand for property, sales of existing developments is slow;
- lack of facilities for teenagers; and
- 3 respondents indicated that restricted 'in fill' would be acceptable.

There were 5 respondents that were positive about some growth for Wetheral Village and proposed a number of potential sites (refer to settlement map). Comments from these respondents included:

- the character of the village must be maintained and conservation area preserved;
- suggestion for a centrally located community centre
- small number of houses suitable for first time buyers, small homes for the elderly and sheltered housing;
- no more need for 5 bedroom executive housing; and
- the need for a primary school was highlighted, 2 potential sites were identified .

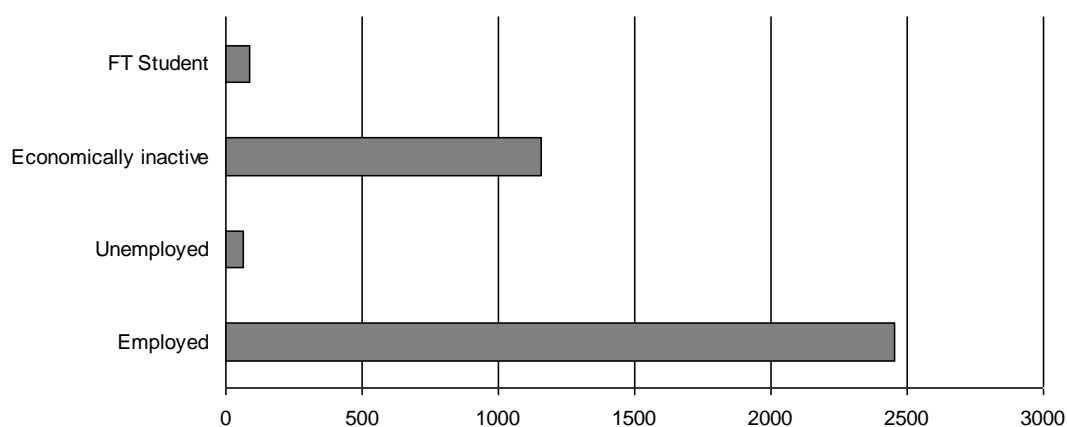
Community Led Planning Housing Needs Assessment (2010)

The Parish Council undertook community led planning in 2010. As part of this consultation a question asked of all households: 'would you object to a small number of low-cost rented houses being built in the parish, to meet the needs of local people?' 75% of people who responded said that they would have no objection (from the whole parish not just Wetheral village). However, many expressed their concern that the existing low cost housing did not go to local families. For a full summary of responses go to end of document.

Socio-economic picture for Wetheral Parish Council¹

Population	5203
All dwellings	2252
Households with residents	2168
Second residence/holiday accommodation	30
Average household size	2.37
Average number of rooms per household	6.33
Owner occupied tenure	1872
Rented from Council or housing association	113
Rented from private landlord	183
Average distance travelled to fixed place of work	16.02 miles

Figure 2: Economic activity aged 16-74²



¹ Sourced from 2001 census data, Office for National Statistics 2010

² Economically inactive includes retired, student, looking after home/family, permanently sick/disabled and other

Pictures:



1. Easterly view of the Green, an important central feature in the village with amenities radiating from it.



2. Looking south across the flood plain adjacent to the River Eden.



3. Impressive Corby Bridge also known as 'Wetheral Viaduct' carrying the railway track across the Eden river gorge.



4. The Eden River with the steep sided bank on the western bank and flood plains to the east.



5. Entrance to Holy Trinity and St Constantine central to the historic core of the village.



6. The Priory Gatehouse from the 15th century is almost all that remains of the priory. Owned by English Heritage the building is open to the public for part of the year.



7. Popular local restaurant and sandstone housing adjacent to the Green on the northside.



8. Wetheral Station linking this settlement to Carlisle and Newcastle via the rail network.



9. Wetheral Methodist Church on the western outskirts of the village.



10. Parcel of land to the west of the village adjacent to recent housing development to the east.



11. Open land south of the railway becoming more sensitive due to shallow ridge.

Services and facilities: Detailed Information

Information provided by representatives of the Parish Council.

Convenience store

The village shop is also the Post Office. Adjacent to this is a small coffee shop, 'The Coffee Lounge'. Also Alan's Hair Salon.

Post office

Wetheral Post Office is open:

Monday	09:00	17:00
Tuesday	09:00	17:00
Wednesday	09:00	12:30
Thursday	09:00	17:00
Friday	09:00	16:30
Saturday	09:00	12:30

Village hall

Yes, with a wide range of regular classes available for the community, including: Wetheral Play Group, short mat bowls, salsa dancing, badminton, WI, printing class, Tai Chi, Yoga, Reading group, history group, quilting, and the Over Eden Group. It has a large hall and also a meeting room.

Church

Holy Trinity and St Constantine (CofE Anglican) which is close to the centre of the village.

Wetheral Methodist Church, lies outside the settlement to the West along the road leading to Scotby.

Pub

The Wheatsheaf Inn, open: Sun – Thurs 12 noon – 11.30pm. Fri & Sat 12 noon – 1am.

Fantails Restaurant

The Conservatory at the Crown – restaurant

Waltons – traditional village pub – part of the Crown Hotel.

Primary school

There is no Primary School in Wetheral. Children travel on a free bus to Scotby or Warwick Bridge or walk across the viaduct to Great Corby Primary School. There is however a pre-school nursery in the village.

Secondary school

No, there is a free bus service to William Howard School in Brampton or children can chose to go to Richard Rose Central Academy in Carlisle as Wetheral comes under the catchment area for this school.

Public transport – quality and frequency of services

Wetheral has a railway station with frequent services to Carlisle and Newcastle (one service each way every 2-3 hours until 10pm). Bus services between Wetheral, Carlisle and Dalston are frequent as there are two services per hour provided by two companies – Stagecoach and Reays Coaches until 11pm. Buses to Brampton operate via Great Corby.

GP

Wetheral Surgery forms part of the Brampton Medical Practice and is open:

Monday	8.30am - 1.00pm	2.00pm - 6.30pm
Tuesday	8.30am - 1.00pm	2.00pm - 5.30pm
Wednesday	8.30am - 1.00pm	CLOSED
Thursday	8.30am - 1.00pm	CLOSED
Friday	8.30am - 1.00pm	2.00pm - 6.30pm

Dentist

Robert Nixon dental practice at 5 Pleasant View is open:

Monday to Friday 09:00 to 17.30

Tourist accommodation/ facilities

Crown Hotel Wetheral – large hotel with additional private self contained apartments within the grounds (Crown Cottages). The hotel offers facilities for conferences, weddings and also has leisure facilities including a swimming pool and a gym. There is a restaurant and a bar within the hotel.

Acorn Bank B & B.

Tourist facilities in Wetheral include The Benedictine Wetheral Priory Gatehouse, a fifteenth century medieval priory. It is now owned by English Heritage and is open 21 March – 30 Sep 10am-6pm Mon, Tues, Wed, Thu, Fri, Sat, & Sun. 1 Oct – 31 Mar 10am – 4pm Mon, Tue, Wed, Thu, Fri, Sat & Sun.

There is a National Trust Woodland adjacent to the River Eden with attractive short and long distance walks.

Cultural activities

There is a bowling club and club house. Also cricket and soccer clubs.

Mobile services

Library Van

Other Information

Wetheral Cemetery – Ashgate Lane and Woodland Cemetery

RESPONSES FROM WETHERAL PARISH COUNCIL HOUSING NEEDS ASSESSMENT QUESTIONS - 2010

A collation of the written responses to the question: 'would you object to a small number of low-cost rented houses being built in the parish, to meet the needs of local people?'

75% of people (from the whole Parish) who responded said that they would have no objection.

Wetheral Village:**Comments and concerns relating to...****The need for affordable housing in the area**

- Already a unit of low cost houses available
- Don't like to see garden plots being filled in with new dwellings. I believe current housing stock should be renovated / exhausted first.
- Not required
- One estate of rented houses already sold to residents.
- The houses we have already have been offered to outsiders because there has been insufficient demand from Wetheral.
- They would be more appropriate in parishes elsewhere.
- We already have them at Wheatsheaf Gardens.
- We have some already.
- We need more housing to buy.

Housing for local people

- Are they to be given to local people? We already have some. Devaluation of my home.
- Except for residents with direct connection with Wetheral.
- Just for locals.
- My concerns are that local people could not be guaranteed the properties, even on section 106 of the housing act 1988.
- The house past the Wheatsheaf pub were built for this reason are not all occupied by Wetheral residents.
- They must only be given to local people.
- They will not be taken by local people.

The suitability of the area for affordable housing

- Not that type of village.
- This village is becoming too built up for the facilities and the roads.
- Village is growing too rapidly.
- Wetheral is a village not a Town.
- Village is large enough, with a reasonable mix, now.

The design, size and location of affordable housing

- As long as the housing was in keeping with the village.
- As long as they don't extend the village boundary.
- Depends on the circumstances - what is 'small' etc.?
- Do not spoil Wetheral.
- It all depends on the type and where situated.
- It depends on how many and where.
- It depends on where/appearance etc.
- They may not fit in with the beauty of Wetheral.
- Would alter the whole ethos of the village.
- Would have to be in an appropriate place before me having no objection.
- Would the quality of life here be maintained ?

The tenants and residents of affordable housing

- It has already happened - Wheatsheaf Gardens Wetheral. Most of the tenants were not local, and crime increased.
- It would encourage crime in the area
- Low cost attracts undesirables
- Residents Behaviour
- The behaviour and language used by people in Wheatsheaf Gardens !!
- They would de-value existing premises and attract the wrong type of people.
- This normally involves problem families.
- Who would it bring in ?

Misc

- The theory never matches the actual !
- Would prefer supported buying scheme.
- Until further detail as to demand, sitting amount and level of restrictive control to preserve for purpose.