

## *THANK YOU FOR ATTENDING OUR PUBLIC CONSULTATION TODAY*

Story Homes is bringing forward plans to deliver much-needed new homes at land off Nook Lane, Dalston. Our aim is to create an attractive family-friendly neighbourhood.

Our plans will deliver 99 new homes in a range of styles and sizes, ideal for first time buyers, growing families and for those looking to downsize. 30% of the properties will be made available as affordable homes for local people.

Prior to submitting our planning application later this spring, we are inviting members of the local community to take part in our public consultation to help shape the future of this site.

Please submit your comments no later than **Wednesday 8 April 2026**, to ensure they can be taken into consideration in our design process.



## *WHY NEW HOMES IN DALSTON?*

Dalston, a sustainable settlement on the outskirts of Carlisle, is identified in the Cumberland Local Plan (formerly Carlisle Local Plan) as a “main settlement” for growth.

The village offers a wide range of local amenities including schools, healthcare, recreation, shops, employment opportunities and public transport, making it a highly sustainable location for a well-designed residential development.

The Dalston Neighbourhood Plan acknowledges the need for new homes to meet Cumberland’s housing requirements and supports development focused to the west of the village.

### **The site**

The site at Nook Lane is located in the western side of Dalston, adjacent to the existing residential area including Nook Lane Close. It is situated c600m from the village centre, and 1km from train station and schools.

The site comprises two agricultural fields intersected by a central hedgerow and tree belt. The site overall is contained by mature hedgerows and trees.

Nook Lane itself is a National Cycle Route and existing footpath connections are available to the village centre via Townhead Road. A public footpath at the north-eastern corner of the site provides additional pedestrian access into Dalston.

### **Why here?**

The site’s characteristics, including setting adjacent to Nook Lane Close and containment by existing mature hedgerows and trees, helps assimilate the site in the village landscape. It lies outside of any areas vulnerable to flood risk or other constraints, and is within walking distance of a good range of employment, shops, services, jobs and public transport.





## *PROPOSED SCHEME*

Key aspects of the proposal include:

**Surface water:** The site currently discharges surface water into the surrounding ditch network along the southern and western boundaries at a rate of 27 l/s (QBar greenfield runoff rate). This water flows northwards towards the River Wampool to the north-west of Dalston.

Two potential surface water connection options are currently being explored, both of which would restrict the existing QBar runoff rate to just 10 l/s from the proposed development. This would require additional on-site storage, including the provision of a SuDS pond, allowing water to be released much more slowly into the surrounding ditches and environment, which should significantly benefit the local drainage network.

**Option 1** involves constructing a new adoptable surface water sewer connecting to the existing ditch immediately west of the site.

**Option 2** involves constructing a new adoptable off-site surface water sewer connecting to an existing United Utilities surface water sewer north of the green on Townhead Road. United Utilities has confirmed its preferred point of connection as manhole no. 2001 on Townhead Road, just north of the green.

Both options would reduce the current surface water flows from the site by around two-thirds, providing a significant benefit to local drainage systems. There have been reports of flooding at the junction of Nook Lane and Townhead Road, which is understood to relate to an existing culvert maintenance issue.

**Foul drainage:** A foul pumping station will be required on site to convey flows via a new adoptable rising main to the existing United Utilities gravity sewer on Townhead Road. United Utilities has confirmed its preferred point of connection as manhole no. 4001 on Townhead Road, near the veterinary practice.

## *PROPOSED SCHEME*

**Site access/highways:** The site will be accessed from three points along Nook Lane: a primary vehicular access opposite the Nook Lane Close junction, a secondary access serving several dwellings on the eastern side, and an emergency vehicle, pedestrian, and cycle access near the south-east corner.

It is proposed to relocate the existing 30mph/national speed limit further south-east along Nook Lane. A new footway will connect the site access to the existing footway to the north on Nook Lane. Pedestrians will also be able to use the existing footpath network via Nook Lane Close or the public footpath to the north-west of the site leading to Madam Banks.

The internal layout has been designed to maximise connections to the surrounding pedestrian network, and the site lies within a short walking distance of a range of everyday amenities in the village of Dalston.

The traffic impact of the proposals will be assessed in detail within the forthcoming Transport Assessment. However, it is anticipated that the development would generate no more than approximately one additional vehicle movement per minute during peak periods, and is therefore unlikely to result in a material impact on the local highway network.

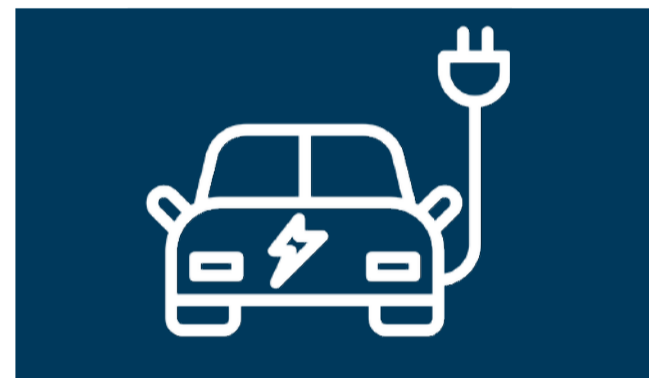
**Landscaping:** The site is entirely contained by existing trees and hedgerows at the village edge. The development will seek to retain as many existing high-quality trees and hedgerows as possible, reinforced by significant new tree, shrub and wetland planting to create attractive streets scenes and deliver the required Biodiversity Net Gain. Public views from within the development towards the surrounding countryside have also been intentionally incorporated into the design.



## OUR VISION

Much needed homes within a family friendly neighbourhood.

Our Nook Lane development offers homes for first-time buyers, growing families, and older residents looking to downsize. A mix of thoughtfully designed bungalows and 2–5 bedroom houses ensures the scheme appeals to a wide range of lifestyles and needs.



7kw electric vehicle charging points on all plots



Sustainably located within walking distance of key transport links and amenities, promoting walking and cycling and reducing reliance on cars



Air source/ground source heat pumps for each property



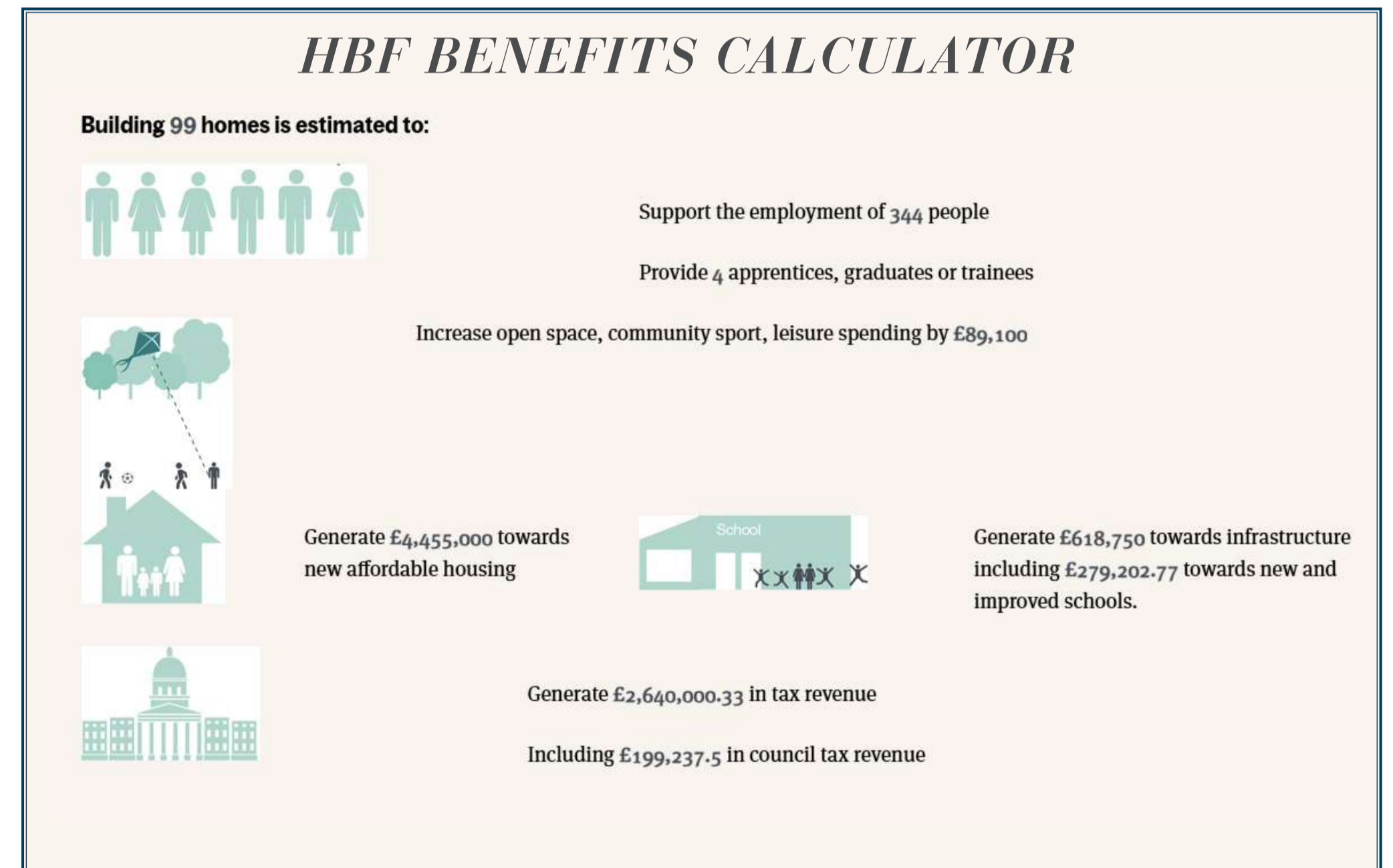
Solar panels on each plot (subject to building regulations)



Carbon emission reduction by designing buildings to meet Future Homes Standard



Design measures that lock in heat and improve energy efficiency in homes



Source: HBF Calculator (March 2026)

## *NEXT STEPS*

All feedback is important to us, please submit your comments no later than 8 April 2026 to ensure they can be taken into consideration.

You can share your comments in one of the following ways:

Complete a feedback form today, or take one home and post it to us at the address below:

Land and Planning Team  
Story Homes  
Story House  
Lords Way  
Kingmoor Business Park  
Carlisle  
CA6 4SL

Alternatively you can email us at [consultation@storyhomes.co.uk](mailto:consultation@storyhomes.co.uk)

All feedback received will be considered and summarised in a Statement of Community Involvement report which will be submitted to Cumberland Council as part of the planning application.

If you are interested in purchasing a new Story home, please see a member of our team and we will take your details and add you to our mailing list.



## *WHO ARE STORY HOMES?*

Founded locally by Fred Story in 1987, Story Homes has a long and successful reputation of building high-quality and high specification homes. Our passion for quality and excellence has seen us become a multi-award winning UK property developer, delivering exciting schemes and inspiring buyers.

For over 35 years Story Homes has been the name most often associated with aspirational homes for sale throughout Cumbria, the North East, the North West and Scotland. The family-owned business has grown in size and status over the years but remains grounded, built on its original ethos of 'doing the right thing,' and creating a brand synonymous with quality.

Our Head Office and business roots are based in Carlisle with well-established regional offices in Newcastle-upon-Tyne and Chorley.

