

Armathwaite

About Armathwaite

Armathwaite is a small village sitting on the banks of the river Eden surrounded by woodland. The village is split between the parishes of Ainstable and Hesket and the wards of Kirkoswald and Hesket. The village is on minor roads off the B6413 in the east and the A6 in the west. It is serviced by a primary school, village hall, a village store, post office, pub and hotel. The Settle to Carlisle railway line runs through the village.

Key Facts - Ainstable Parish

Population at 2011	570
% Population change 2001-11	18.8%
Number of dwellings	247
Number of long term empty dwellings 2014	7
Second & holiday homes 2014	6
% Second & holiday homes 2014	2%
Affordable housing need	6
Households with no car	6

Key Facts - Hesket Parish



Population at 2011	2,588
% Population change 2001-11	13.2%
Number of dwellings	1171
Number of long term empty dwellings 2014	16
Second & holiday homes 2014	22
% Second & holiday homes 2014	1%
Affordable housing need	21
Households with no car	67

Key Facts - Kirkoswald and Hesket Wards

Median household income 2012 (Kirkoswald ward)	£33,626
Median household income 2012 (Hesket ward)	£21,925
Median house price (Kirkoswald ward)	£237,265
Median house price (Hesket ward)	£139,469
Median house price to household income ratio (Kirkoswald ward)	7.1
Median house price to household income ratio (Hesket ward)	7.7
Lower quartile house price to household income (Kirkoswald ward)	11.6
Lower quartile house price to household income (Hesket ward)	11.9

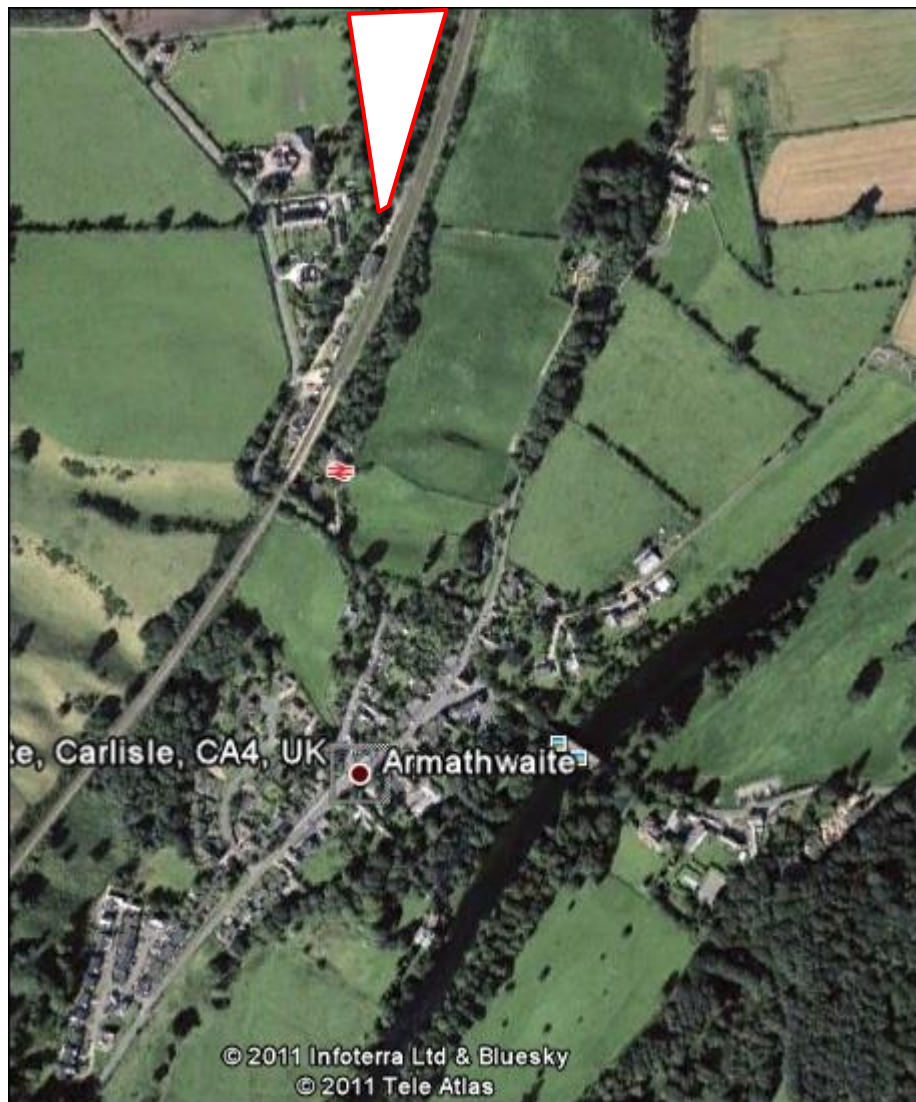
(Sources: Office of National Statistics, Census 2011, Council Tax Data, CACI.)

Map showing sites in Armathwaite

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



LAR1 - Land adjacent Armathwaite County Junior School, Armathwaite



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Is this site proposed for development?	No
Size	0.76
Potential Number of Houses	23
Brownfield?	No
Description	The site is a greenfield site. It is level with no topographical constraints. There are hedgerows at the boundaries, and a right of way passes along the eastern side. The site is located at the edge of the settlement within open countryside, and its development would alter the pattern and form of the settlement.
Is the site suitable?	The site was identified within the SHLAA as unsuitable. It was noted as "limited access to site on highway capacity, consent required from other owners to gain access to site, as well as there being issues with isolation due to proximity with the railway line."

LAR1 - Land adjacent Armathwaite County Junior School, Armathwaite	
Is the site available?	It is understood that there is an intention of the owner / developer to bring the site forward. The site appears to be utilised for minimal grazing with any agricultural tenancy would need to be terminated.
Is the site achievable?	Currently unknown.
When will the site be developed?	The site is not proposed for development.
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Close to facilities such as primary school. • Level site. • Not within flood zones 2 or 3. • No contamination issues but potential on adjacent railway. • No impact on nearest Listed Buildings. • Not within 250m of scheduled ancient monument. <p>Issues to consider</p> <ul style="list-style-type: none"> • Greenfield site. • Potential access issues. • Railway noise and potential vibration issues. • Adjacent a conservation area. • Shortfall of open space identified within ward. • Located outside of the settlement and in open countryside.
Public consultation response	There were two comments objecting to the site. One raised concerns over the disposal of foul water and its impact on flooding, and the other that the site is out of the village and would spoil the character, it has a public right of way crossing and is adjacent to the railway.
Source/Reason it is proposed	The site was included in the Housing 'Issues and Options' consultation document. The site was identified within the SHLAA as unsuitable. It was noted as "Limited access to site on highway capacity, consent required from other owners to gain access to site."

The site has a score of 75% with the higher the score the more preferable the site subject to overcoming issues raised.

LAR2 - Land and Buildings east of Front Street (Bridge End Farm), Armathwaite

This site has not been assessed as it falls below the threshold for allocation.

LAR3 - Land behind School, Armathwaite



LAR3 - Land behind School, Armathwaite

Is this site proposed for development?	No
Size	1.52
Potential Number of Houses	20 (Capacity of the site has been reduced by 50%)
Brownfield?	No
Description	The site is a greenfield site. The site is a level site with no topographical constraints. There are a number of trees and hedgerows around the boundary of the site. The neighbouring uses are residential and a primary school. The site is located at the edge of the settlement; its development would be an extension to Armathwaite and would alter its form.
Is the site suitable?	The site was identified within the SHLAA. The site was considered "suitable residential site possibly phased to meet identified housing need."

LAR3 - Land behind School, Armathwaite	
Is the site available?	The Eastern half of the site is owned by Cumbria County Council/ Armathwaite School Board of Governors who have confirmed that the site is not available.
Is the site achievable?	Yes.
When will the site be developed?	The site is not proposed for development
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • No topographical constraints. • Not in flood zones 2 or 3. • Good existing access. • No contamination issues. • Close to facilities including the primary school. • No Listed buildings or scheduled ancient monuments within 250m of site. <p>Issues to consider</p> <ul style="list-style-type: none"> • Greenfield site • Extends the settlement and alters its form. • Within 40m of a conservation area.
Public consultation response	37 objections to the site were received, in the main that the land is used as the playing field for Armathwaite School, the Governing Body have indicated that they do not wish to see the site developed. In addition, objections were received relating to sewerage, the site being on a road with no footpaths, development being out of character with the village and traffic issues. One support was received and one neutral response.
Source/Reason it is proposed	<p>The site was identified as part of the 2008 Alternative Site consultation document and in the 2013 'Housing: Preferred Sites and policies' document.</p> <p>The site was identified within the SHLAA. The site was considered "suitable residential site possibly phased to meet identified housing need."</p>

The site has a score of 75% with the higher the score the more preferable the site subject to overcoming issues raised.

LAR4 - Land adjacent Castle Farm, Armathwaite

Residential development of five dwellings is under construction on site/complete (case reference 09/0876).

LAR5 - Land at Coal Bank, Armathwaite

Full Approval granted in 2009 for Conversion of former Methodist Chapel to form new dwelling and extension to rear (09/0628).

LAR6 - Land opposite old school, Armathwaite



LAR6 - Land opposite old school, Armathwaite

Is this site proposed for development?	No
Size	0.59
Potential Number of Houses	18
Brownfield?	No
Description	This is a greenfield site located to the north of Armathwaite. There is existing access to the agricultural land from Front Street, which could potentially serve a housing development. The site is large in scale and would not be in keeping with past development in the village. Its development would extend the village into open countryside.
Is the site suitable?	Currently unknown

LAR6 - Land opposite old school, Armathwaite	
Is the site available?	The site has been put forward for development as part of the 2013 'Housing: Preferred Sites and policies' document consultation.
Is the site achievable?	Currently unknown
When will the site be developed?	This site is not currently proposed for development.
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • No impact on adjacent listed buildings. • Not at risk from flooding. • No topographical issues. <p>Issues to consider</p> <ul style="list-style-type: none"> • Greenfield site. • Significantly extends settlement into open countryside. • Very large in scale and not in keeping with the character of the village. • Within 250m of SSSI and SAC. • Access Improvement required. • Trees on edge of site.
Public consultation response	Not included in previous rounds of consultation.
Source/Reason it is proposed	It is understood that there is an intention of the owner / developer to bring the site forward.

The site has a score of 73% with the higher the score the more preferable the site subject to overcoming issues raised.

LAR7 - Land south of the Fox and Pheasant Inn, Armathwaite

This site has not been assessed as it falls below the threshold for allocation.