

# Hackthorpe

## About Hackthorpe

Hackthorpe is located on the A6 road 5 miles south of Penrith and next to the Lowther estate and the two settlements could be considered to be conjoined. It lies along side the M6 motorway, but with no access. It has a pub, primary school and a daily bus service.

Hackthorpe is in Lowther Parish and the ward of Askham.

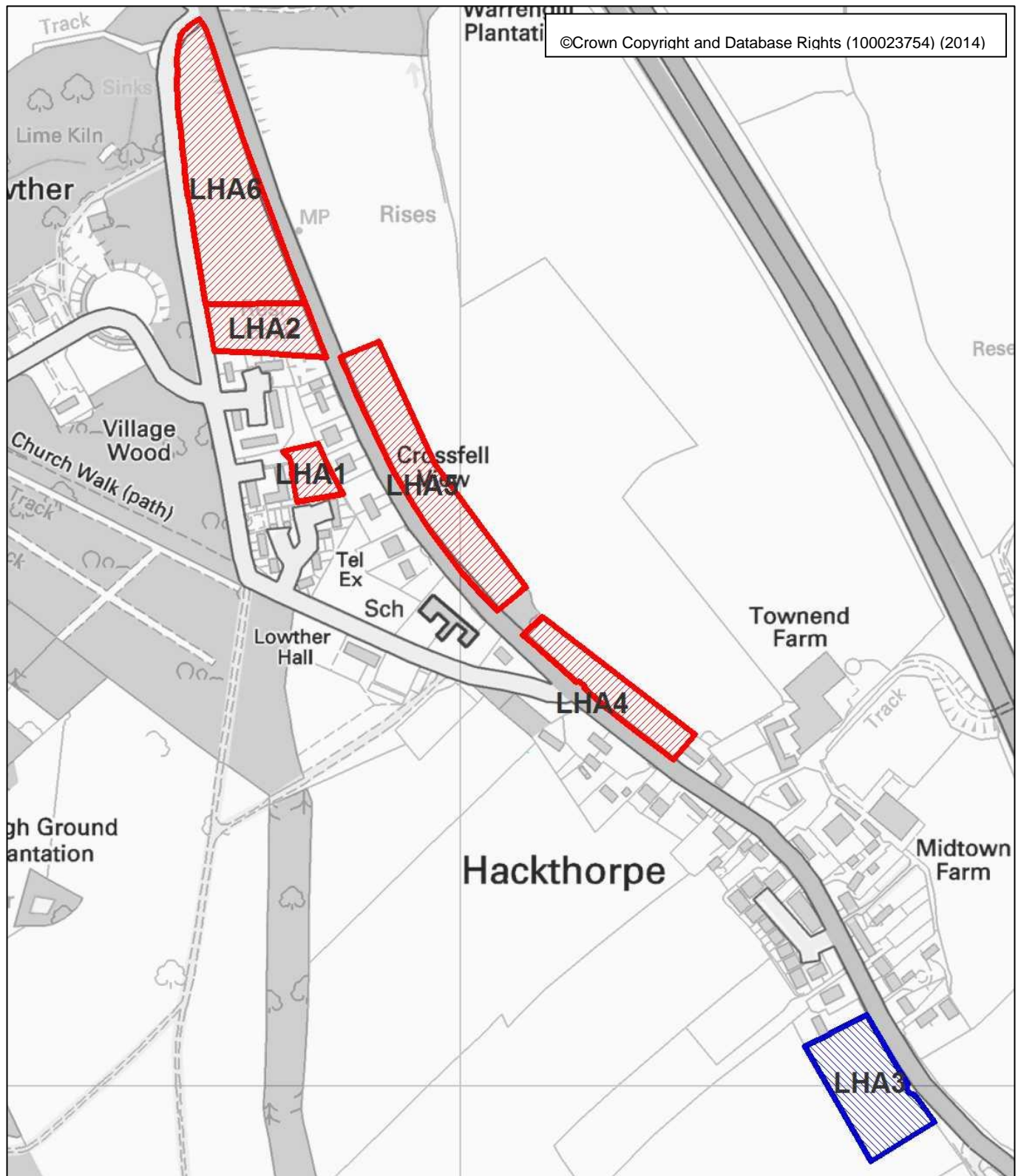
### Key statistics - Lowther Parish

Population at 2011	465
% Population change 2001-11	-4.3%
Number of dwellings	198
Number of long term empty dwellings 2014	7
Second & holiday homes 2014	6
% Second & holiday homes 2014	3%
Median household income 2012 (ward)	£30,050
Median house price (ward)	£268,951
Median house price to household income ratio (ward)	9.0
Lower quartile income to house price ratio	13.4
Affordable housing need	2
Households with no car	21

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

# Map showing sites in Hackthorpe

	<b>Blue boundary</b> - Preferred sites proposed for allocation
	<b>Red boundary</b> - Sites assessed and not proposed for allocation



## Site Assessments

### LHA 1 - Pattinson Close, Hackthorpe

This site has been built out under planning permission 01/0559 and 14/0478.

### LHA 2 – Land North of Woodlands, Hackthorpe



#### LHA 2 - Land North of Woodlands, Hackthorpe

Is this site proposed for development?	No
Size	0.39 hectares
Potential Number of Houses	12
Brownfield?	No
Description	The site is on the northern edge of the village, adjacent to the A6. The site is Greenfield and is currently utilised as agricultural land. The site is undulating but its topography would not effect development. There is currently no access to the site, but it's believed an access point would be achievable. The site is located on the edge of the settlement and its development would extend the settlement north into open countryside.

<b>LHA 2 - Land North of Woodlands, Hackthorpe</b>	
Is the site suitable?	Currently unknown.
Is the site available?	The land owner's agent has confirmed that the site is available.
Is the site achievable?	Currently unknown.
When will the site be developed?	The site is currently not proposed for allocation.
Issues/Constraints	<p><b>Positive considerations</b></p> <ul style="list-style-type: none"> <li>• Access is achievable.</li> <li>• Not within 250m of any historic landscape or environmental designation.</li> <li>• Not in flood zones 2 or 3.</li> </ul> <p><b>Issues to consider</b></p> <ul style="list-style-type: none"> <li>• Greenfield site.</li> <li>• On the edge of the settlement and in keeping with pattern of development, but would extend the settlement.</li> </ul>
Public consultation response	Not included in previous rounds of consultation.
Source/Reason it is proposed	The site was put forward for assessment.

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



### LHA 3 - Land opposite Stevenketh, Hackthorpe



### LHA 3 - Land opposite Stevenketh, Hackthorpe

Is this site proposed for development?	Yes
Size	0.68 hectares
Potential Number of Houses	8
Brownfield?	No
Description	The site is located on the southern edge of the settlement, adjacent to the A6. The site is Greenfield and is currently utilised for agricultural grazing. There is an existing access serving the site which would be adequate for residential development subject to Highways approval. The site is located on the edge of the village and its development would extend the village.
Is the site suitable?	Yes.
Is the site available?	The land owner's agent has confirmed that the site is available.
Is the site achievable?	Currently unknown.

<b>LHA 3 - Land opposite Stevenketh, Hackthorpe</b>	
When will the site be developed?	2014-19.
Issues/Constraints	<p><b>Positive considerations</b></p> <ul style="list-style-type: none"> <li>• Not in flood zones 2 or 3.</li> <li>• Good access.</li> <li>• Not within 250m of any historic landscape or environmental designations.</li> </ul> <p><b>Issues to consider</b></p> <ul style="list-style-type: none"> <li>• Greenfield site.</li> <li>• Extends village.</li> <li>• Noise disturbance from A6 and nearby M6.</li> </ul>
Public consultation response	Not included in previous rounds of consultation.
Source/Reason it is proposed	The site was put forward for assessment.

The site has a score of 74% with the higher the score the more preferable the site subject to overcoming issues raised.

## LHA 4 - Land opposite Eden House, Hackthorpe



### LHA 4 - Land opposite Eden House, Hackthorpe

Is this site proposed for development?	No
Size	0.45 hectares
Potential Number of Houses	14
Brownfield?	No
Description	The site is a greenfield site currently in agricultural use. It is a linear site adjacent to the A6 which is in keeping with the pattern of development in Hackthorpe; however its large scale is discordant with the character of the settlement. It is located within the settlement but is generally out of character with the pattern of development which has previously been focussed on the western side of the A6. There is an access point to the site via a farm gate, which could be upgraded to accommodate residential development.

<b>LHA 4 - Land opposite Eden House, Hackthorpe</b>	
Is the site suitable?	Currently unknown.
Is the site available?	Currently unknown.
Is the site achievable?	Currently unknown.
When will the site be developed?	The site is not currently proposed for allocation.
Issues/Constraints	<p><b>Positive considerations</b></p> <ul style="list-style-type: none"> <li>• No flood risk or contamination issues.</li> <li>• Access is good.</li> <li>• Not within 250m of a historic landscape or environmental designation.</li> </ul> <p><b>Issues to consider</b></p> <ul style="list-style-type: none"> <li>• Greenfield site.</li> <li>• Not in keeping with the character of the settlement and the historic pattern of development.</li> <li>• Potential noise disturbance from A6.</li> </ul>
Public consultation response	Not included in previous rounds of consultation.
Source/Reason it is proposed	The site was put forward for assessment.

The site has a score of 74% with the higher the score the more preferable the site subject to overcoming issues rose.



## LHA 5 - Land opposite Cross Fell View, Hackthorpe



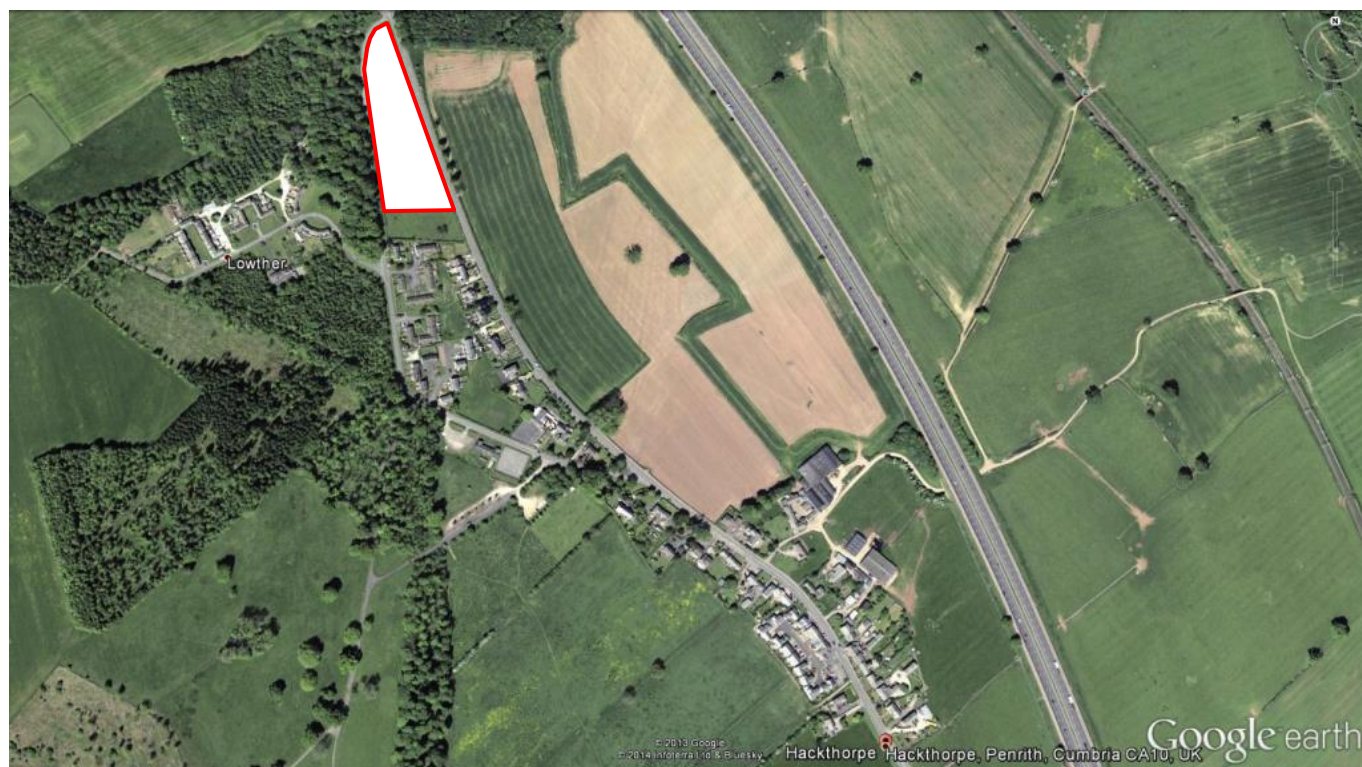
### LHA 5 - Land opposite Cross Fell View, Hackthorpe

Is this site proposed for development?	No
Size	0.91 hectares
Potential Number of Houses	27
Brownfield?	No
Description	The site is a Greenfield site currently in agricultural use. It's a linear site adjacent to the A6 which is in keeping with the pattern of development in Hackthorpe; however its large scale is discordant with the character of the settlement. It is located within the settlement but is generally out of character with the pattern of development which has previously been focussed on the western side of the A6. There is access issues associated with the site, as it is at a different level to the road.
Is the site suitable?	Currently unknown.
Is the site available?	Currently unknown.

<b>LHA 5 - Land opposite Cross Fell View, Hackthorpe</b>	
Is the site achievable?	Currently unknown.
When will the site be developed?	The site is not currently proposed for allocation.
Issues/Constraints	<p><b>Positive considerations</b></p> <ul style="list-style-type: none"> <li>• No flood risk or contamination issues.</li> <li>• Not within 250m of a historic landscape or environmental designation.</li> </ul> <p><b>Issues to consider</b></p> <ul style="list-style-type: none"> <li>• Greenfield site.</li> <li>• Access is an issue with different levels.</li> <li>• Extends settlement into open countryside somewhat.</li> <li>• Discordant with character and scale of the settlement.</li> <li>• Potential noise disturbance from the A6.</li> </ul>
Public consultation response	Not included in previous consultation.
Source/Reason it is proposed	The site was put forward for assessment.

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

## LHA 6 - Land adjacent to Village Wood, Hackthorpe



### LHA 6 - Land adjacent to Village Wood, Hackthorpe

Is this site proposed for development?	No
Size	1.39 hectares
Potential Number of Houses	32
Brownfield?	No
Description	The site is on the northern edge of the village, adjacent to the A6. The site is Greenfield and is currently utilised as agricultural land. The site is undulating with marked dips to the north and west of the site. There is currently no access to the site, but it's believed an access point would be achievable through LHA2. The site is located on the edge of the settlement and its development would extend the settlement north into open countryside.
Is the site suitable?	No.
Is the site available?	The land owner's agent has confirmed that the site is available.
Is the site achievable?	No.
When will the site be developed?	The site is currently not proposed for allocation.
Issues/Constraints	<p><b>Positive considerations</b></p> <ul style="list-style-type: none"> <li>• Access is achievable.</li> <li>• Not within 250m of any historic landscape or environmental designation.</li> <li>• Not in flood zones 2 or 3.</li> </ul> <p><b>Issues to consider</b></p>

<b>LHA 6 - Land adjacent to Village Wood, Hackthorpe</b>	
	<ul style="list-style-type: none"> <li>• Greenfield site.</li> <li>• On the edge of the settlement and in keeping with pattern of development, but would extend the settlement.</li> <li>• Would form a prominent scheme on entry into the village along the A6.</li> <li>• Significant impact of built environment/conservation assets.</li> </ul>
Public consultation response	Not included in previous rounds of consultation.
Source/Reason it is proposed	The site was put forward for assessment.

The site has a score of 79% with the higher the score the more preferable the site subject to overcoming issues raised.