

High Heskett

About High Heskett

High Heskett is located alongside the A6 road from Penrith to Carlisle. It is well served by amenities including; a primary school, a regular bus service, a pub and a church. The West Coast Main Line (WCML) and Settle to Carlisle Railway both run through Heskett parish with a station for the Settle to Carlisle line at nearby Armathwaite.

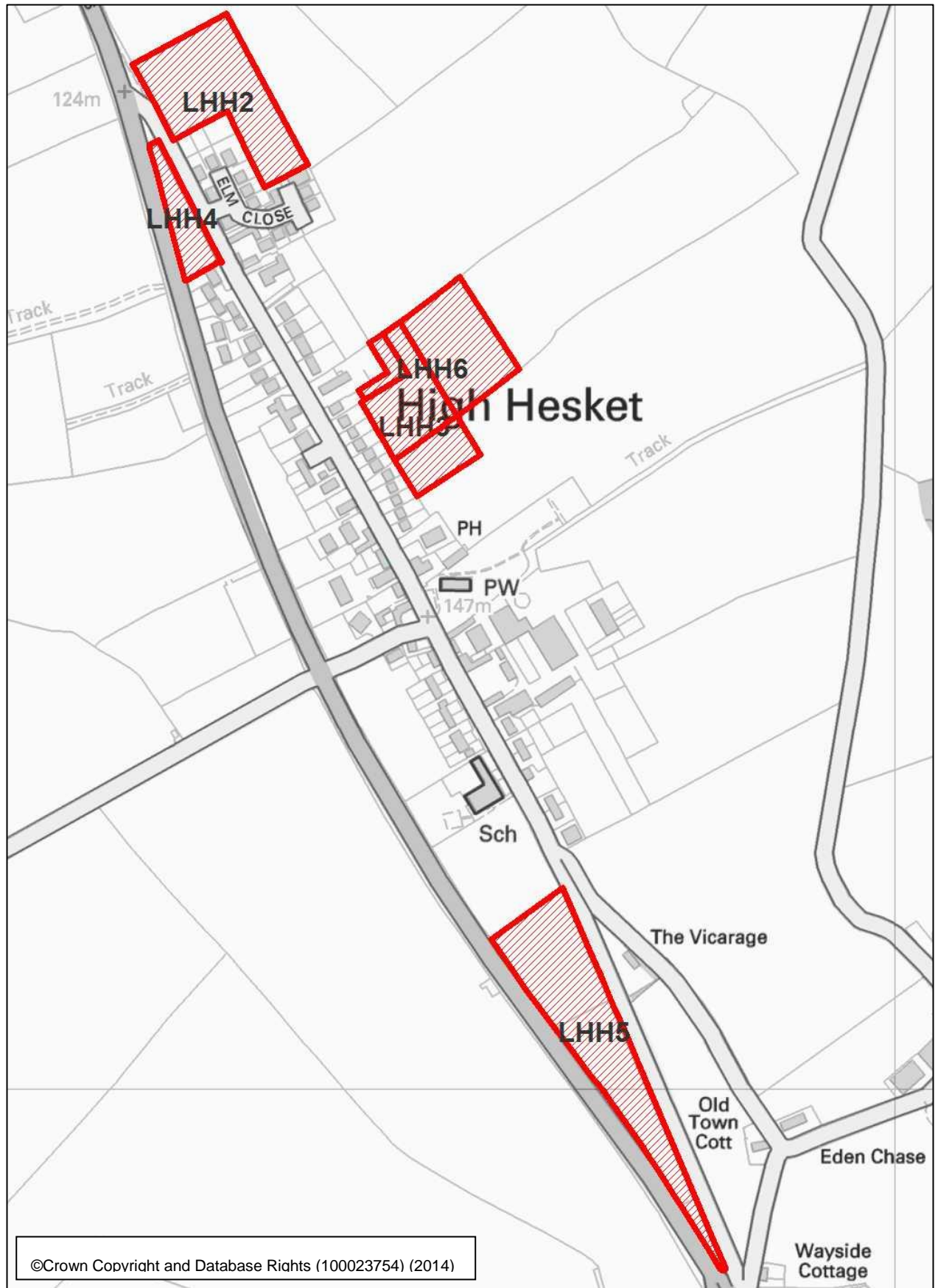
Key statistics - Heskett Parish

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%
Median household income 2012 (Heskett Ward)	£21,925
Median house price (Heskett Ward)	£168,511
Median house price to household income ratio (Heskett Ward)	7.7
Lower quartile income to house price ratio	11.9
Affordable housing need	21
Households with no car	67

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

Map showing sites in High Hesket

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

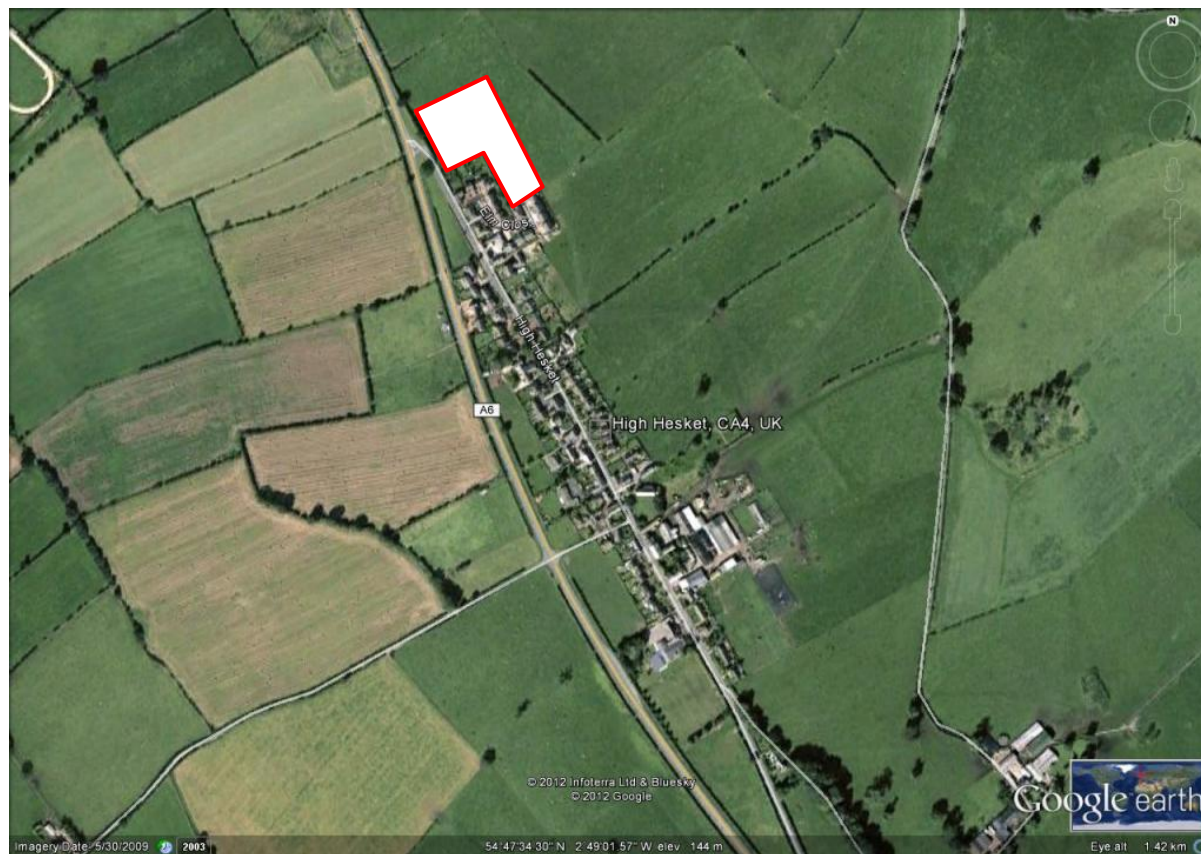


Site Assessments

LHH1- Land at Elm Close, High Heskett

This site was included in the Alternative Sites document. Planning permission has been approved and construction has commenced on the development of 19 residential units on site.

LHH2 - Land adjacent to Elm Close, High Heskett



LHH2 - Land adjacent to Elm Close, High Heskett

Is this site proposed for development?	No
Size	1.05 hectares
Potential Number of Houses	32
Brownfield?	No
Description	This is a greenfield site. The site is level with no topographical constraints, and has a potential access points through Elm Close. There are hedgerows along the western boundary, with two hedgerow trees being of potential significance. Neighbouring uses are agricultural fields to the north/east and residential on all other sides. The site is located outside the settlement of High Heskett, but development of part of the site would respect the current form of the settlement within this area. If the area to the north of the site was developed this would adversely encroach into the open countryside.
Is the site suitable?	No.

LHH2 - Land adjacent to Elm Close, High Heskett	
Is the site available?	The site does not appear to be in use and therefore it is considered that the site is potentially available.
Is the site achievable?	Currently unknown.
When will the site be developed?	The site is not proposed for development. No live / extant residential applications on the site.
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • No topographical constraints. • No contamination or flood risk issues. • No Scheduled Ancient Monuments within 250m of site. • No impact on settings of nearest listed buildings. • No environmental designations within 250m of site. <p>Issues to consider</p> <ul style="list-style-type: none"> • Located outside of the main settlement. • Greenfield site. • Potential for road noise disturbance. • Access issues to overcome.
Public consultation response	7 responses were received in consultation with 7 in objection. Objections were received in relation to poor access through an existing housing estate, also in relation to limited infrastructure within the village which, it is contested, has had a 70% growth in dwellings since 2000.
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 64% with the higher the score the more preferable the site subject to overcoming issues raised.

LHH3 - Land behind Meadow Bank House, High Hesket

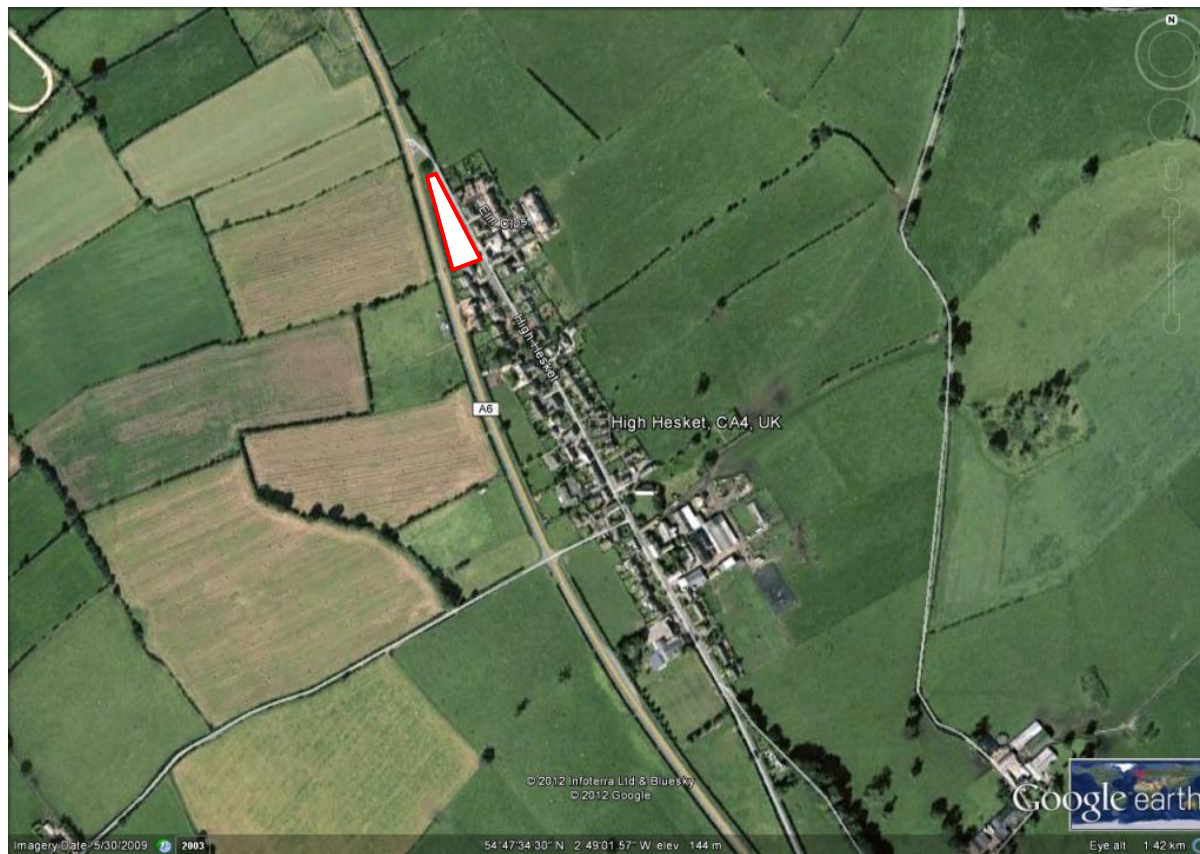


LHH3 - Land behind Meadow Bank House, High Hesket	
Is this site proposed for development?	No
Size	0.73 hectares
Potential Number of Houses	22
Brownfield?	No
Description	This is a greenfield site. The site is level with no topographical constraints. Neighbouring uses are agricultural fields to the east and residential on all other sides. Although the site extends the village, its development would respect the current form of the settlement within this area, and would form a natural extension to site LHH1 which is currently under construction. A suitable access to the site would have to be sought.
Is the site suitable?	No.
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 grazed and therefore any agricultural tenancies would have to be terminated to allow the site to be available.

LHH3 - Land behind Meadow Bank House, High Hesket	
Is the site achievable?	Currently unknown.
When will the site be developed?	No live / extant residential applications on the site.
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • No topographical constraints. • Site not within flood zones 2 or 3. • No Scheduled Ancient Monuments within 250m of site. • No impact on settings of nearest listed buildings. • No environmental designations within 250m of site. • In keeping with pattern of development within High Hesket. <p>Issues to consider</p> <ul style="list-style-type: none"> • Greenfield site. • Potential for road noise disturbance. • Access issues to overcome.
Public consultation response	7 responses were received with all 7 being in objection to the site. Again, access was an issue which was raised in addition to consideration that the site is out-of-character with the village and the limited infrastructure within the village to support additional housing.
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 68% with the higher the score the more preferable the site subject to overcoming issues raised.

LHH4 - Land north of Stonecroft Gardens, High Heskett



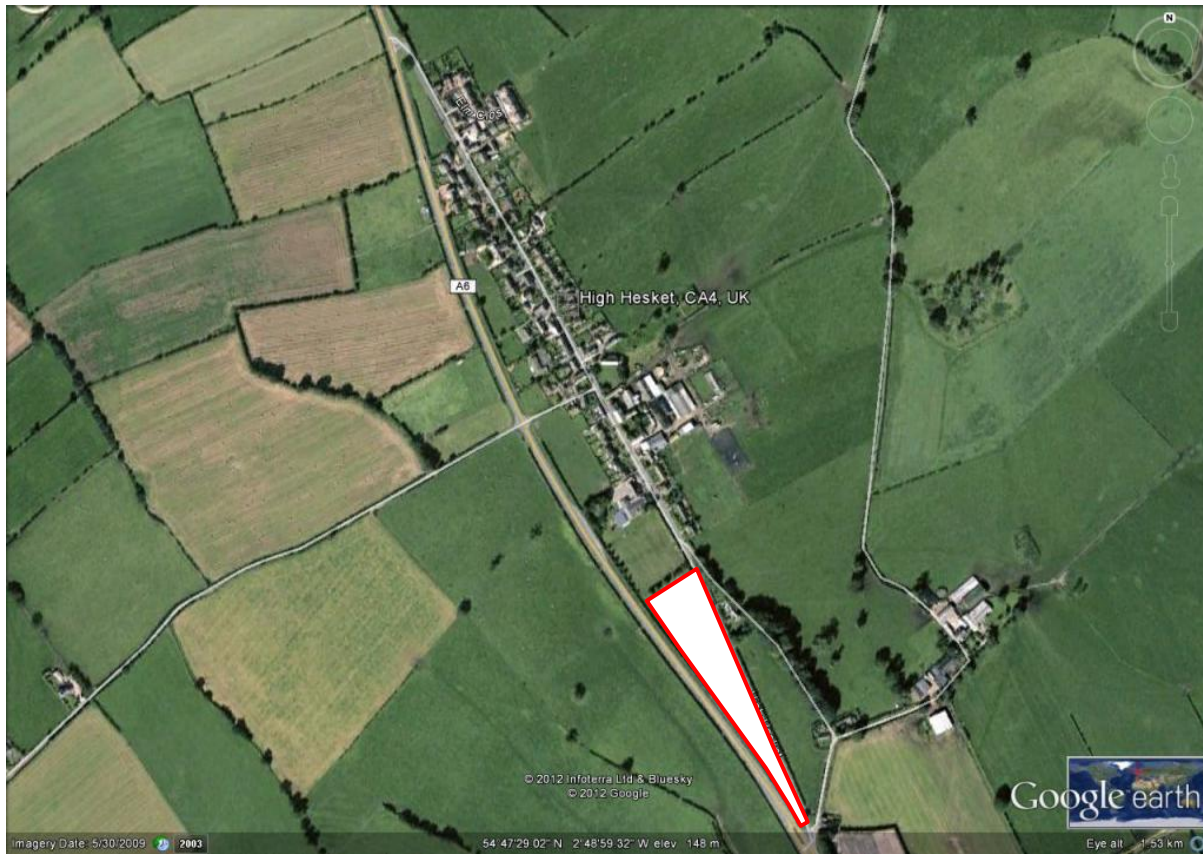
LHH4 - Land north of Stonecroft Gardens, High Heskett

Is this site proposed for development?	No
Size	0.28 hectares
Potential Number of Houses	9
Brownfield?	No
Description	This is a greenfield site. It is a level site with no topographical constraints, and due to its narrow nature it would lend itself to a linear form of development. This, coupled with the fact that the site is between the busy A6 and the road through High Heskett, would make access points difficult. There is a small section of hedgerow on the western boundary. There are no trees on the site; however there is a significant tree adjacent to the site that would need to be retained. Neighbouring uses are roads and residential to the south. The site is located on the edge of the settlement, but development of the site would respect the current linear form of High Heskett.
Is the site suitable?	No.
Is the site available?	The site appears to be utilised for grazing and therefore any agricultural tenancies would need to be terminated to allow the site to become available.
Is the site achievable?	No.
When will the site be developed?	The site is not currently proposed for allocation. No live / extant residential applications on the site.

LHH4 - Land north of Stonecroft Gardens, High Hesket	
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Development would respect the current form of High Hesket. • No topographical constraints. • No contamination or flood risk issues. • No Scheduled Ancient Monuments within 250m of site. • No impact on settings of nearest listed buildings. • No environmental designations within 250m of site. <p>Issues to consider</p> <ul style="list-style-type: none"> • Road noise disturbance. • The site could potentially fulfill shortfall of amenity open space. • Access constraints. • Impact on significant tree.
Public consultation response	<p>6 responses were received in relation to this site of which all 6 were in objection. Objections were based on all potential development being sited to the north of the village which would be detrimental to the visual impact of the village when approaching from the north. The site provides valuable amenity space to the village which would be lost. Concerns over access were also raised. Again a lack of infrastructure with which to support new housing was raised.</p>
Source/Reason it is proposed	<p>Local Plan Designation: Previously designated as amenity open space.</p> <p>It is understood that there is an intention of the owner / developer to bring the site forward.</p>

The site has a score of 66% with the higher the score the more preferable the site subject to overcoming issues raised.

LHH5 - Land adjacent Primary School, High Heskett



LHH5 - Land adjacent Primary School, High Heskett

Is this site proposed for development?	No
Size	1.42 hectares
Potential Number of Houses	43
Brownfield?	No
Description	<p>This is a Greenfield site. The site slopes down to the south, causing potential topographical issues for development. The site has an existing access however the proximity to the neighbouring school causes issues with parking and a need for improved visibility. There are a number of trees on the site which appear to be of limited significance.</p> <p>Neighbouring uses are roads and a school playing field to the north (playing field not identified as requiring additional land in the open space survey). The site is located outside of the main settlement/ residential area. Development would extend the village, but following linear pattern of previous development. Not detached from services. Due to the triangular shape of the site, only part would be suitable for development.</p>
Is the site suitable?	No.
Is the site available?	Availability confirmed.
Is the site achievable?	No.

LHH5 - Land adjacent Primary School, High Hesket	
When will the site be developed?	The site is not proposed for allocation. No live / extant residential applications on the site.
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • No flood risk or contamination issues. • No environmental designations within 250m. • No historic landscape designations within 250m. • No tree constraints. • Following linear pattern of development. <p>Issues to consider</p> <ul style="list-style-type: none"> • Extends the village. • Greenfield site of high agricultural value (Grade 2). • Access upgrades required. • Road noise and amenity issues because of proximity to A6. • Constrained shape of site.
Public consultation response	One response in favour of this site coming forward as the best site in the village.
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 71% with the higher the score the more preferable the site subject to overcoming issues raised.

LHH6 - Land behind the Coach House, High Hesket

This site now benefits from outline planning permission for 11 units (including 3 affordable) under reference 13/0746 and is therefore removed from consideration.