

Low Heskett

About Low Heskett

Low Heskett is located alongside the A6 road from Penrith to Carlisle. It is served by amenities which include a regular bus service and a pub. 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.

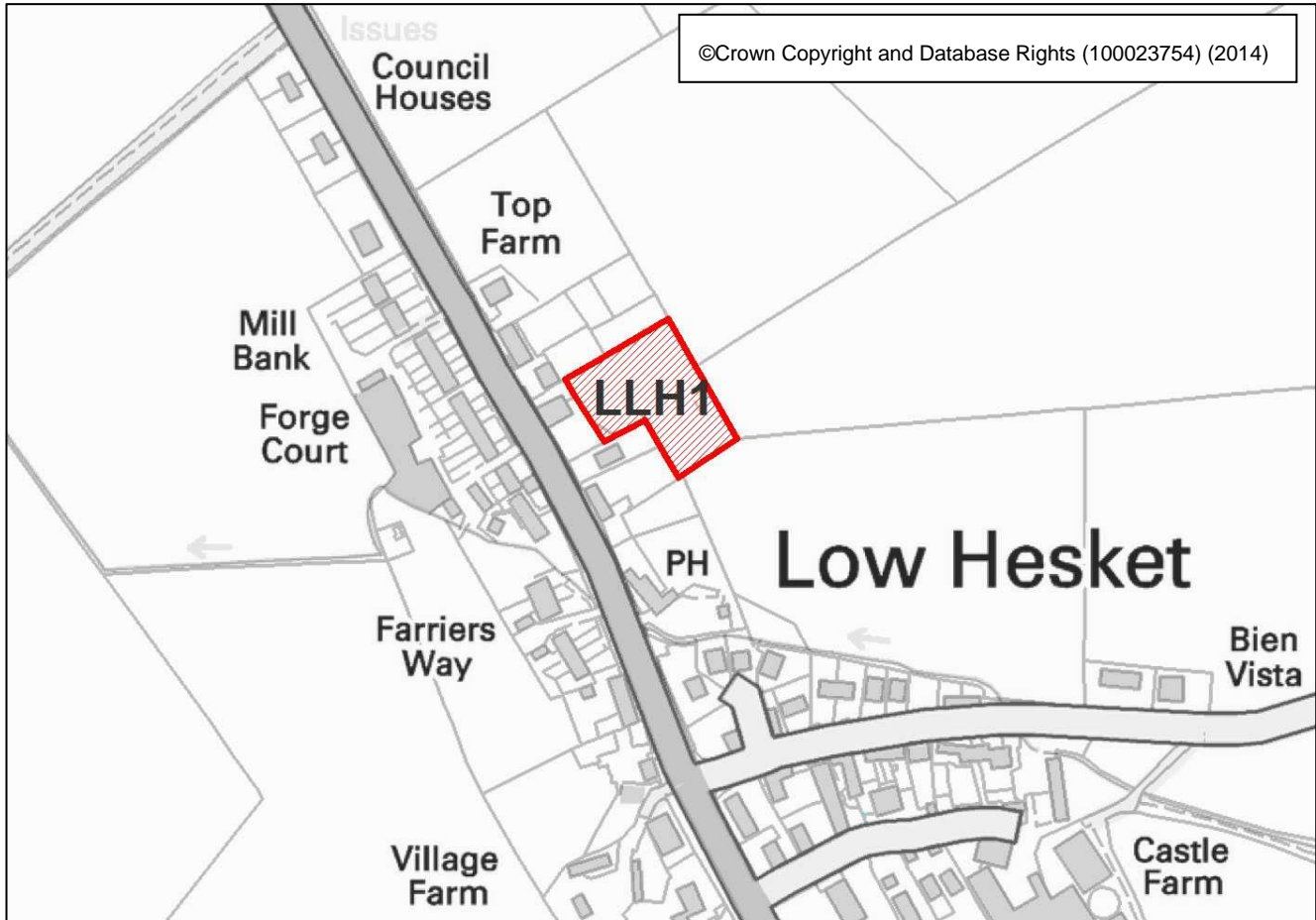
Key statistics - Heskett Parish

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|---|----------|
| 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 Low Hesket

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



Site Assessments

LLH1 - Land to rear of Holly House, Low Hesket



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|--|--|
| Is this site proposed for development? | No |
| Size | 0.35 hectares |
| Potential Number of Houses | 11 |
| Brownfield? | No |
| Description | This is a greenfield site. The site is sloping. Neighbouring uses are agricultural fields to the north, east and south and residential to the west. A suitable access to the site would have to be sought. |
| Is the site suitable? | No. The topography of the site would make it difficult to develop. |
| Is the site available? | The site has been confirmed as available. |
| Is the site achievable? | No. |
| 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"> • Site not within flood zones 2 or 3. • No Scheduled Ancient Monuments within 250m of site. • No environmental designations within 250m of site. |

| LLH1 - Land to rear of Holly House, Low Hesket | |
|---|--|
| | <p>Issues to consider</p> <ul style="list-style-type: none"> • Greenfield site. • Topographical constraints. • Potential for road noise disturbance. • Access issues to overcome. |
| Public consultation response | One objection has been received on the grounds of the topographical impacts. |
| 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.