

Kirkby Stephen

This area profile for Kirkby Stephen sets out some information about the town and shows in more detail the site allocations considered. Maps for each are provided. Details of how sites were selected for Kirkby Stephen are available in a separate Housing Sites Technical paper.

About Kirkby Stephen



Kirkby Stephen is a traditional market town and is located on the A685, surrounded by the sparsely populated Upper Eden area. It is about 30 miles (48 km) south east of Penrith and its station to the south west is on the Settle to Carlisle railway line. The town is on the Coast to Coast walking route. There is a secondary school (Kirkby Stephen Grammar School) with around 400 pupils.

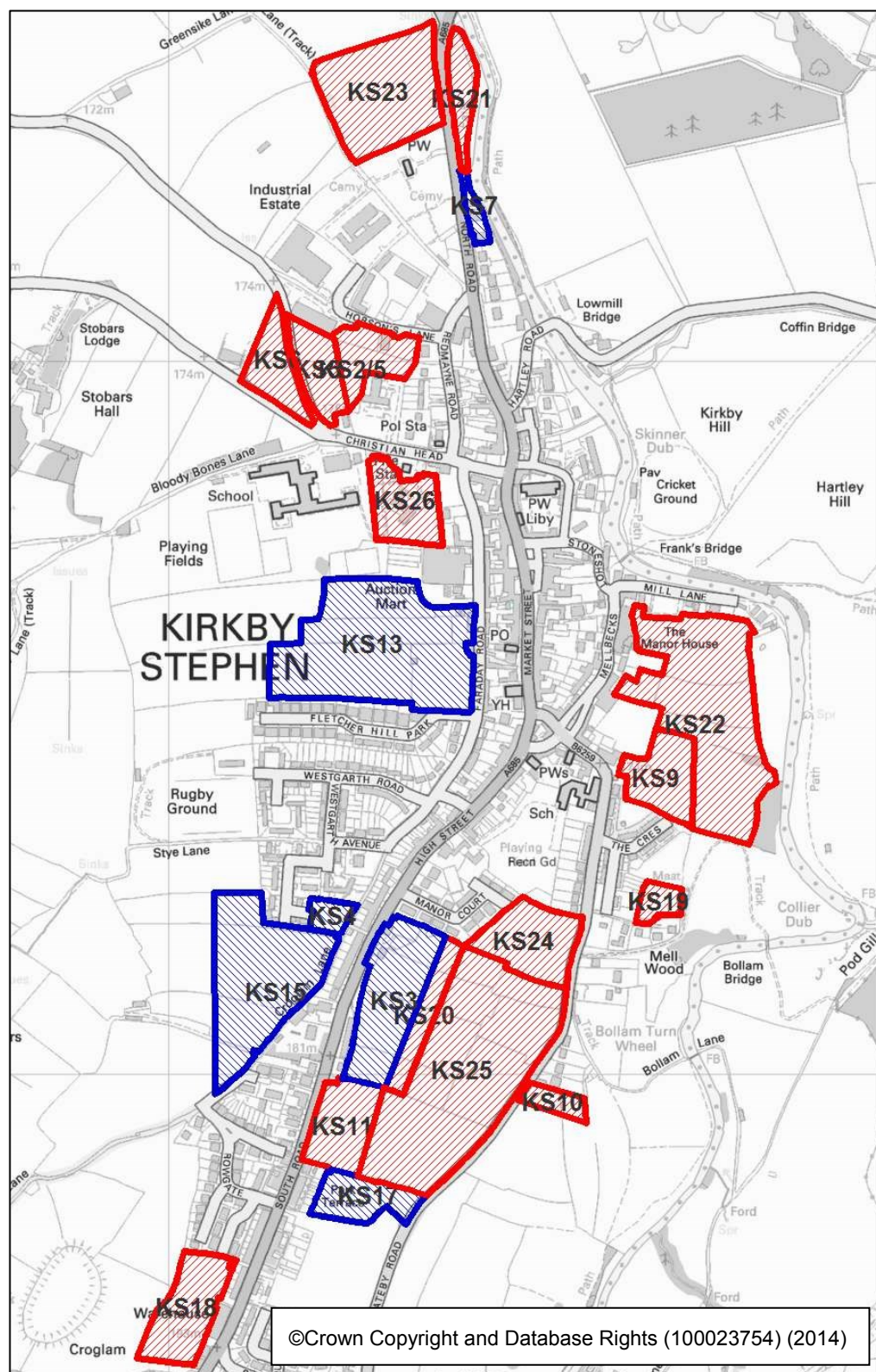
Key Facts - Kirkby Stephen Parish

Population at 2011	1,822
% Population change 2001-11	5.1%
Number of dwellings	949
Number of long term empty dwellings 2014	37
Second & holiday homes 2014	50
% Second & holiday homes 2014	5%
Median household income 2012 (ward)	£21,925
Median house price (ward)	£168,511
Median house price to household income ratio (ward)	7.7
Lower quartile income to house price ratio	11.9
Affordable housing need	25
Households with no car	173

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

Map showing sites in Kirkby Stephen

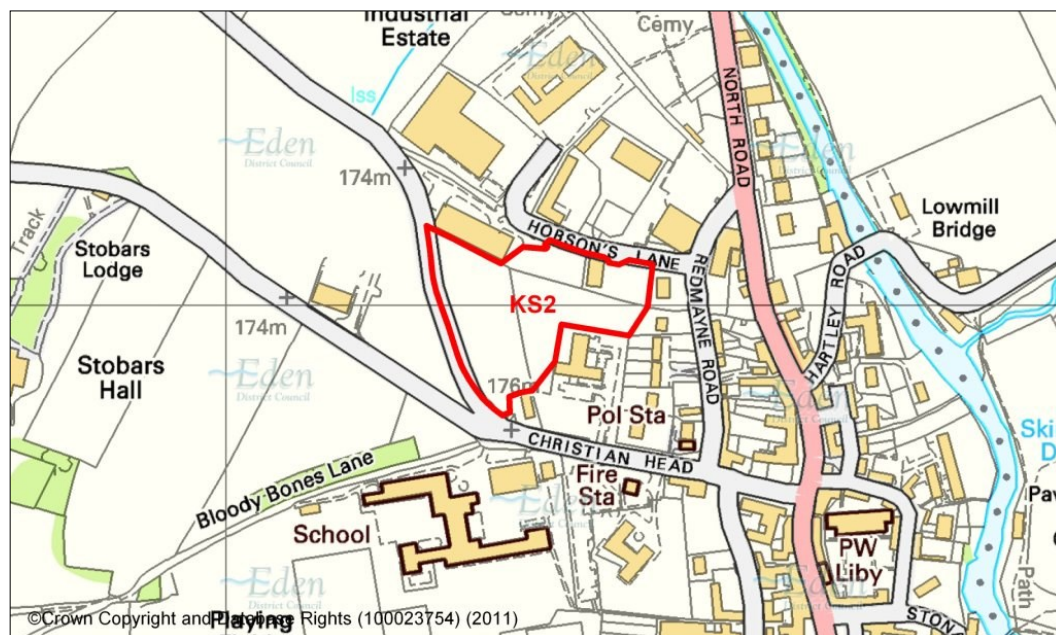
	Blue boundary - Preferred sites proposed for allocation
	Red boundary - Sites assessed and not proposed for allocation



KS1 - Nateby Road, Kirkby Stephen

Site KS1 - Nateby Road has an existing planning permission for 60 units (case reference 10/0794) and is under construction.

KS2 - Hobson's Lane, Kirkby Stephen

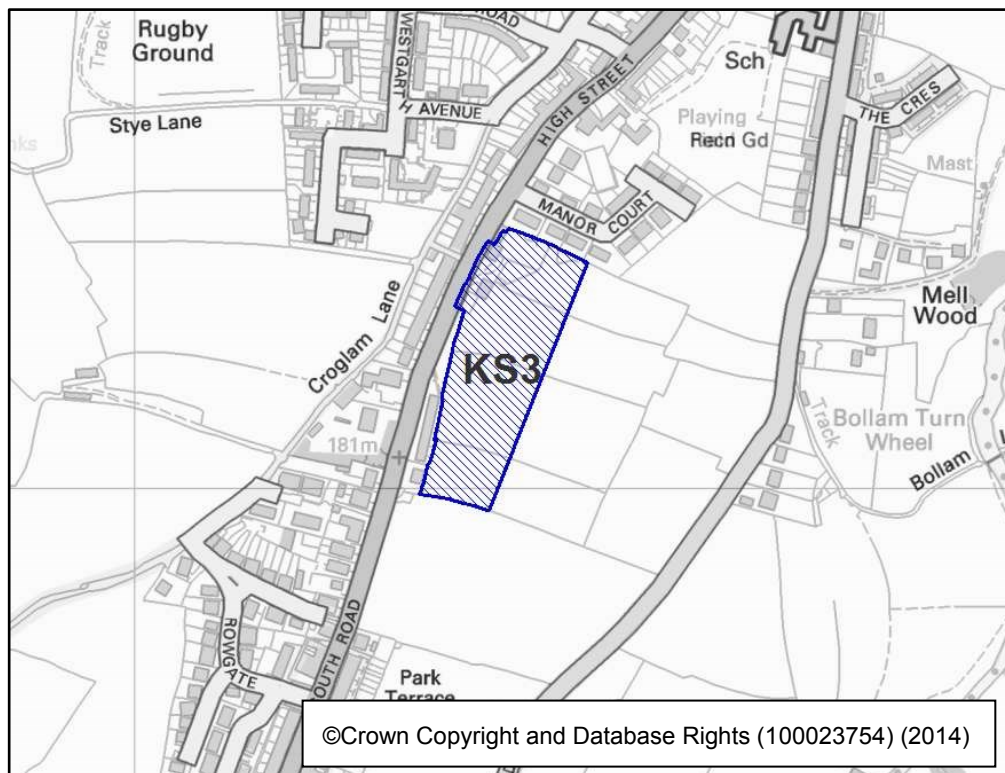


KS2 - Hobson's Lane, Kirkby Stephen	
Is this site proposed for development?	No
Size	1.54 hectares. Note this site is adjacent to site KS5 which together could be treated as a single site.
Potential Number of Houses	46 (with site KS5) at 30 d.p.h.
Brownfield?	Yes – Part Brownfield
Description	<p>This site is part greenfield and part brownfield. There is a building and a builder's merchants yard to north east of site. The existing access is through the Health Centre Road; however this may not be available. A possible alternative access is through site at KS5.</p> <p>There is a public Right of Way to the north of the site. There are hedgerows and trees on the site. Neighbouring uses are residential and industrial. The site is in the centre of Kirkby Stephen and development would be in line, in terms of scale and character, with historic development.</p>
Is the site suitable?	Currently unknown.
Is the site available?	The land owner has confirmed that the site is available.
Is the site achievable?	Currently unknown.
When will the site be developed?	Not proposed for allocation
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Part brownfield site. • No flood risk or contamination issues. • Existing access. • Issues to consider <p>Potential access issues</p> <ul style="list-style-type: none"> • Junction possible onto Soulby Road, subject to carriageway widening, provision of footway, visibility splay and extension of 30mph speed limit. • Hobson's Lane access inappropriate - industrial estate road serving existing units. • Mitigation measures may be necessary in relation to potential conflict between site generated traffic and schoolchildren. • Site is within 250 metres of the River Eden and Tributaries SSSI/River Eden SAC • Part of the site used previously as recreational open space • This is a field bordering an industrial estate. If it can be demonstrated that this has always been an agricultural field then there are unlikely to be any land quality issues.
Public consultation response	There were two responses to KS2 in support of the site for housing although raising issues of required highway upgrades and the possibility that the site is more suited to

	industrial uses.
Source/Reason it is proposed	Identified in the Urban Capacity Study and the Issues and Options Consultation document and the 2013 'Housing: Preferred Sites and Policies' document.

The site has a score of 82% with the higher the score the more preferable the site subject to overcoming issues raised.

KS3 - South Road/Whitehouse Farm, Kirkby Stephen

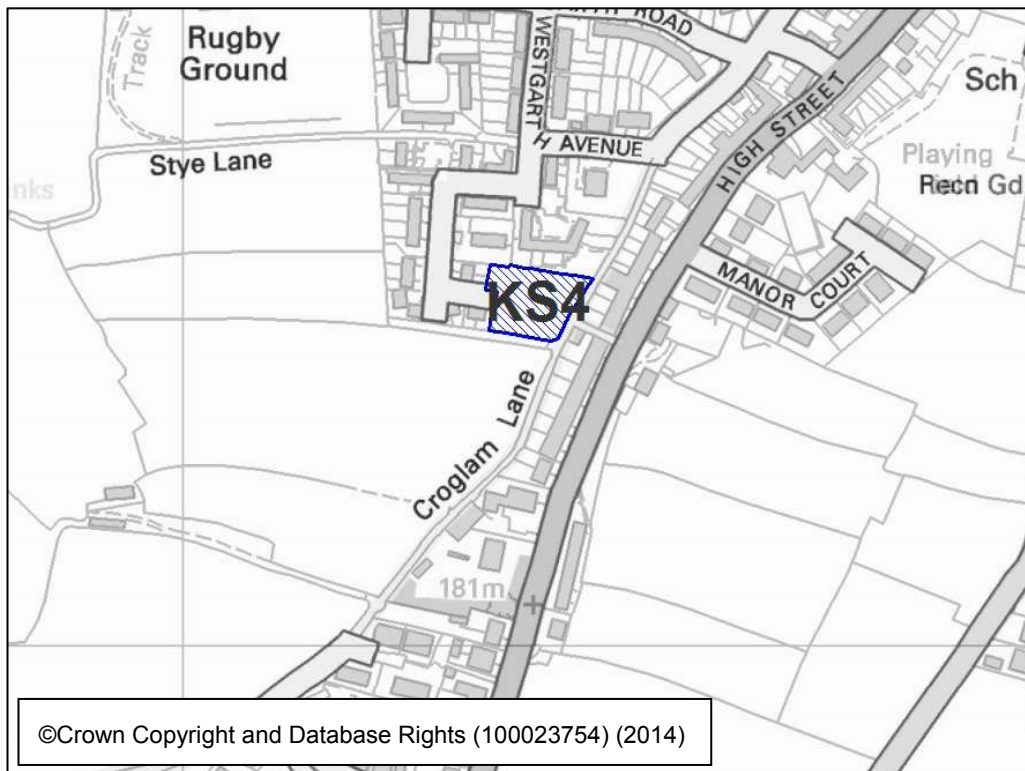


KS3 - South Road/Whitehouse Farm, Kirkby Stephen	
Is this site proposed for development?	Yes
Size	1.80 hectares
Potential Number of Houses	54 at 30 d.p.h. 10 units proposed due to constraints on site (e.g. trees) and need to maintain openness
Brownfield?	No
Description	<p>The site is mostly greenfield, but with part brownfield to the north of the site. The site is sloping but not problematic for development. There are two existing buildings on site which are considered to be unsuitable for conversion. There is an existing, well defined access suitable for development.</p> <p>A public Right of Way runs through the site in south west corner. Neighbouring uses are residential and fields. The site is towards the edge of the settlement, but would follow the pattern of natural growth of Kirkby Stephen. The site is of scale and character not discordant with historic development.</p>
Is the site suitable?	The site was identified in the SHLAA as unsuitable as development would have a detrimental effect on the openness of this part of town (for 54 units)
Is the site available?	Yes. Known intention to bring part of the site forward. There have been previous applications for the site which were withdrawn. (Case references 10/0560 and 10/ 0561: Demolition of existing buildings and development of 15 residential units on the north western corner of the site). Application 11/0275 (15 houses) refused in 2011.
Is the site achievable?	Yes
When will the site be developed?	2014-19
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Part Brownfield site. • Existing, well defined access. • Known intention to bring site forward for development. • No flood risk or contamination issues. • Development of the site would follow natural pattern of development. <p>Issues to consider</p> <ul style="list-style-type: none"> • Road noise. • Part of site within Kirkby Stephen Conservation Area. • Trees on site – would need to consider Tree Preservation Orders if allocated.
Public consultation response	No comments were received.
Source/Reason it is proposed	Proposal from the Eden Local Plan Review consultation. Included in the Issues and Options Consultation

	document. The site was identified in the SHLAA as unsuitable in the SHLAA as development would have a detrimental effect on the openness of this part of town (for 53 units). Known intention to bring part of the site forward.
--	---

The site has a score of 86% with the higher the score the more preferable the site subject to overcoming issues raised.

KS4 - Croglam Lane, Kirkby Stephen

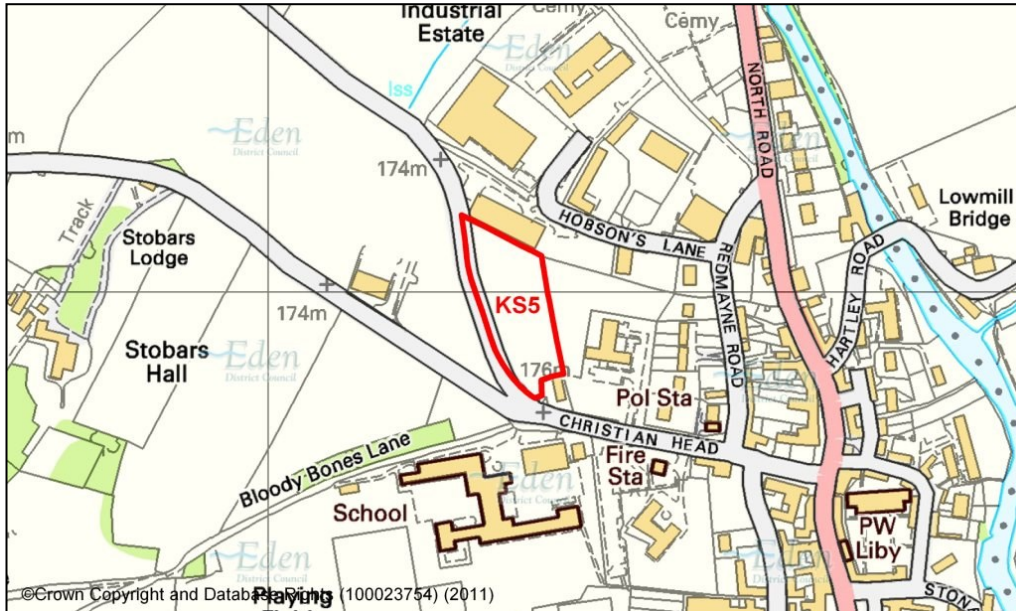


KS4 - Croglam Lane, Kirkby Stephen	
Is this site proposed for development?	Yes
Size	0.13 hectares (excluding play area).
Potential Number of Houses	4
Brownfield?	No
Description	<p>The site is a greenfield site currently being utilised as a play area (planning permission granted for recreational / play use, ref 05/1033). It is a sloping site; this could affect development density and layout. Future development of the site would be to the rear, avoiding the play area.</p> <p>There is an existing access, but it is onto a narrow road or through an estate. There is a need for upgrades.</p> <p>Neighbouring uses are residential. The site is within the centre of the settlement, and would respect the character and form and is an infill site.</p>
Is the site suitable?	Yes - Eden Local Plan site.
Is the site available?	Yes
Is the site achievable?	Yes
When will the site be developed?	2014 - 2019
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Allocated for Housing (1996 Eden Local Plan). • Within the settlement - respects character and form. • Possible suitable access. • No flood risk or contamination issues. <p>Issues to consider</p> <ul style="list-style-type: none"> • Currently next to open recreation space (play area) - The site received approval for recreational use in 2005 incorporating play equipment and landscaping. • Shares a border with Kirkby Stephen Conservation Area. • Access issues - Access is problematic as Croglam Lane and the gable end street leading to the A685 are unsuitable in terms of width and pedestrian facilities to serve any proposed development of the site. However, the site would be acceptable if served via an extension of Westgarth estate road. • Potential topographical constraints. • Problems exist with the Croglam Lane culvert therefore any additional discharge of surface water needs to be carefully considered.
Public consultation response	One support response was received and one neutral response stating that there are no highway or archaeological issues although there are areas of potential surface water problems.
Source/Reason it is proposed	Eden Local Plan 1996 that has not been developed. The

site was included in the Issues and Options consultation document and the 2013 'Housing: Preferred Sites and Policies' document.

The site has a score of 77% with the higher the score the more preferable the site subject to overcoming issues raised.

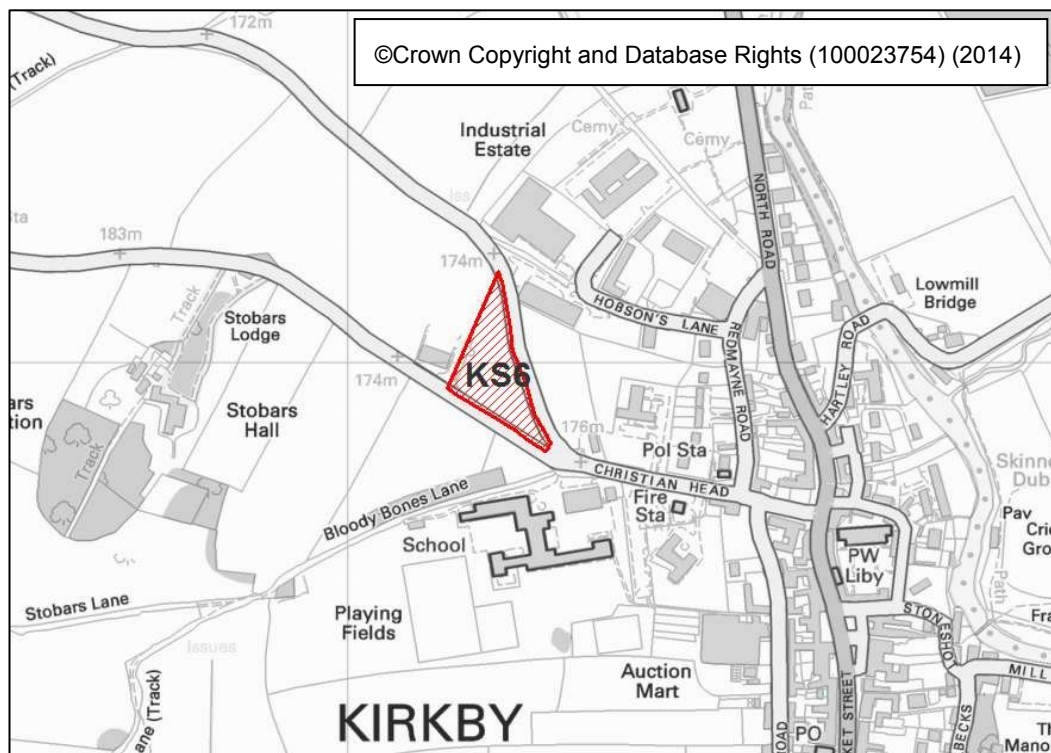
KS5 - Land adjacent Mountain Rescue Post, Christian Head, Kirkby Stephen



KS5 - Land adjacent Mountain Rescue Post, Christian Head, Kirkby Stephen	
Is this site proposed for development?	No
Size	0.74 hectares
Potential Number of Houses	46 (with KS5) at 30 d.p.h.
Brownfield?	No
Description	This is a greenfield site. It is a level site with no topographical constraints. An existing access is evident, but through Mountain Rescue site. There are access issues to consider to allow for development. Neighbouring uses are residential, industrial and a school.
Is the site suitable?	Yes
Is the site available?	The site is owned by the school who wish to bring the site forward for development.
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"> • Within the settlement and respecting its character and form. • Potential existing access (upgrade dependant). • No flood risk, contamination or topographical issues. <p>Issues to consider</p> <ul style="list-style-type: none"> • Greenfield site. • Within 250m of the Kirkby Stephen Conservation Area. • Previous use as recreational open space. • This land is currently used as a playing field. • The site was proposed as Amenity Open Space in the Eden Local Plan Review consultation 2002.
Public consultation response	Two supportive responses were received in regards to the site which was considered to be well related to the town. It was felt that it should be developed to soften the transition to the countryside and that highway upgrades may be needed. Again it was also suggested that the site may be better suited to an employment use. One respondent felt that the eastern half of site KS 2 should be used for employment, with only the western half allocated for housing together with site KS 6 across the Soulby road.
Source/Reason it is proposed	The site was proposed as an alternative in response to site KS2 and was included in the Alternative Sites document and the 2013 'Housing: Preferred Sites and Policies' document.

The site has a score of 80% with the higher the score the more preferable the site subject to overcoming issues raised.

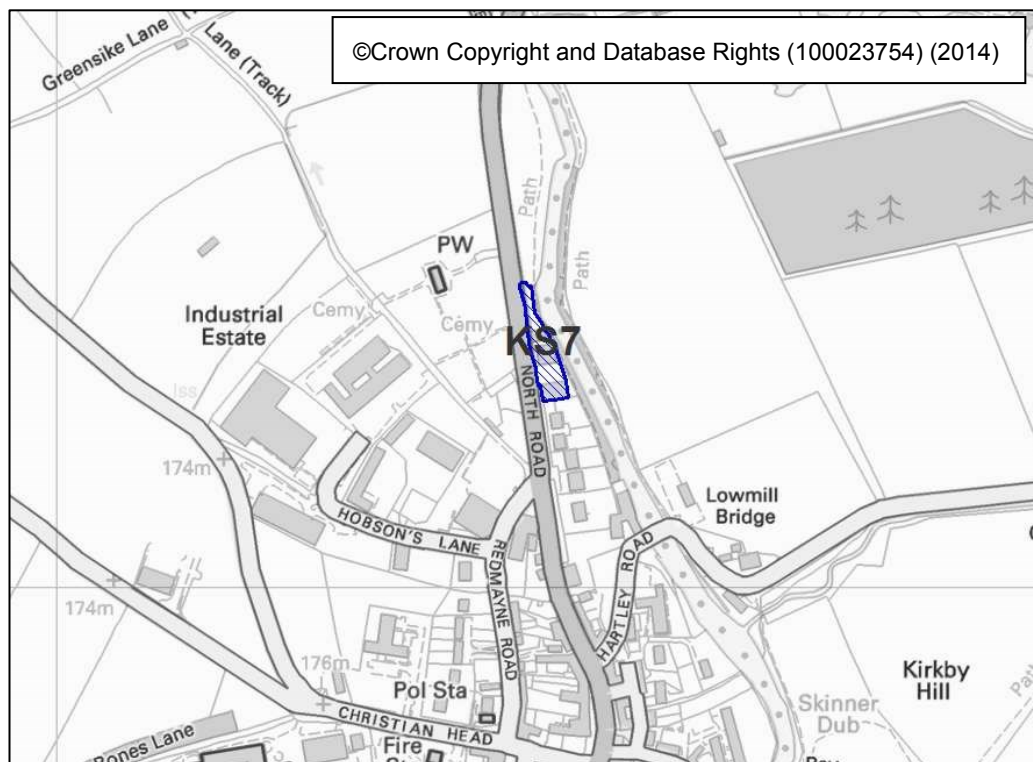
KS6 - Green Field at Christian Head, Kirkby Stephen



KS6 - Green Field at Christian Head, Kirkby Stephen	
Is this site proposed for development?	No
Size	0.74 hectares
Potential Number of Houses	22 at 30 d.p.h.
Brownfield?	No
Description	The site is a level green field site. There is an existing, well defined access. Neighbouring uses are industrial, a school and fields. The site is situated towards the edge of the settlement The development of the site would extend the town into open countryside.
Is the site suitable?	The site was sieved out from the SHLAA on the grounds that it was poorly related physically and would extend beyond the strong physical settlement.
Is the site available?	The site currently allocated as employment use. Planning History: Planning refs. 04/0359, 05/0832, 10/0018: all for employment uses. 3 industrial units now built immediately to the north west.
Is the site achievable?	The site is not proposed for allocation.
When will the site be developed?	The site is not proposed for allocation.
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • No flood risk or contamination issues. • Existing, well defined access to the site • Not within 250m of Environmental Designations. • No flood risk or contamination issues. <p>Issues to consider</p> <ul style="list-style-type: none"> • Currently in employment use. • Allocated for employment use in the Eden Local plan. • Extends settlement into open countryside. • Within 250m of the Kirkby Stephen Conservation Area.
Public consultation response	No comments were received.
Source/Reason it is proposed	<p>The site is allocated for employment use in the Eden Local Plan 1996.</p> <p>The site was included in the Alternative Sites Consultation.</p>

The site has a score of 78% with the higher the score the more preferable the site subject to overcoming issues raised.

KS7 - Mark Johns Motors, Kirkby Stephen



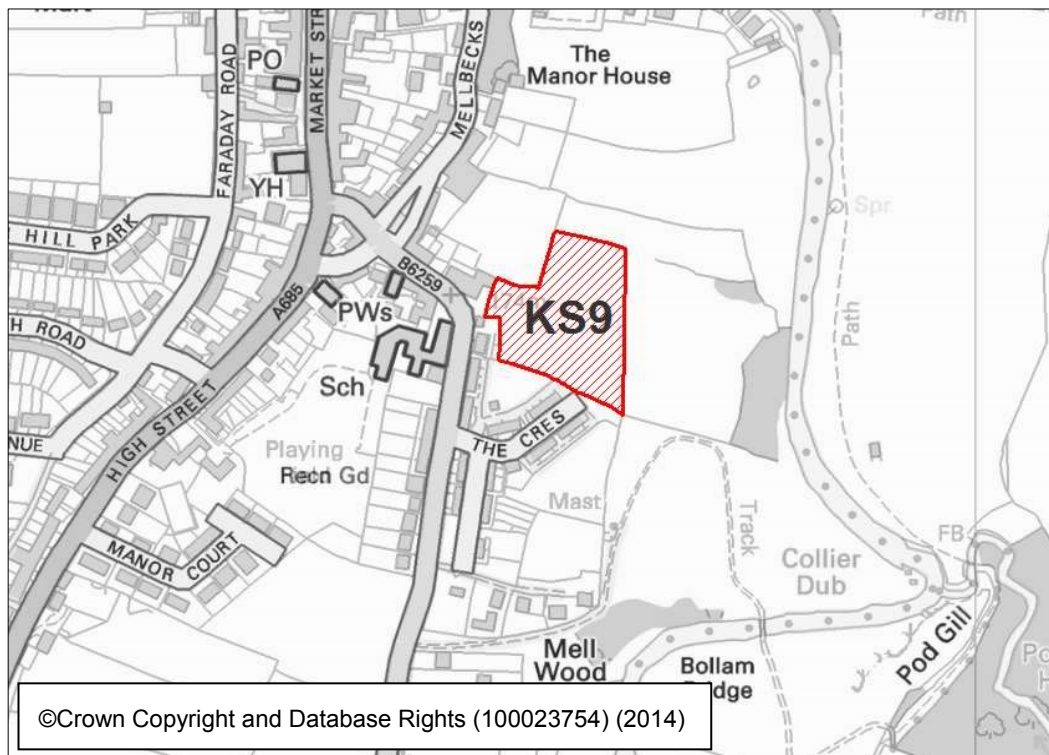
KS7 - Mark Johns Motors, Kirkby Stephen	
Is this site proposed for development?	Yes
Size	0.18 hectares
Potential Number of Houses	5 at 30 d.p.h.
Brownfield?	Yes
Description	The site is a level brownfield site with no topographical constraints. There are workshops and a forecourt building on the site which would not be suitable for conversion. There is an existing, well defined access to the site. The site shares a boundary with the River Eden. Neighbouring uses are residential and the A685. The site is towards the edge of the north of the settlement. The site is in keeping in character and form, following the linear pattern of development.
Is the site suitable?	Currently unknown.
Is the site available?	Currently unknown. The site was put forward for consideration as part of the Alternative Sites consultation document.
Is the site achievable?	Currently unknown.
When will the site be developed?	2014-19
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Brownfield site. • Existing, well defined access. <p>Issues to consider</p> <ul style="list-style-type: none"> • Site within Flood Zone 2 and adjoining Flood Zone 3. • Contamination issues associated with current garage use. • Site borders River Eden SAC/ SSSI. • Potential road noise. • Within 250m of Kirkby Stephen Conservation Area.
Public consultation response	One response was received in objection to the site coming forward for development due to its relationship between the main road and the River Eden and that the site is likely to be costly to develop and would be better as open space if the garage is to close.
Source/Reason it is proposed	The site was included in the Alternative Site consultation document and the 2013 'Housing: Preferred Sites and Policies' document.

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

KS8 - Field north-east of Victoria Buildings, Kirkby Stephen

Has a current permission for nine dwellings, and is under construction (Case reference 09/0003).

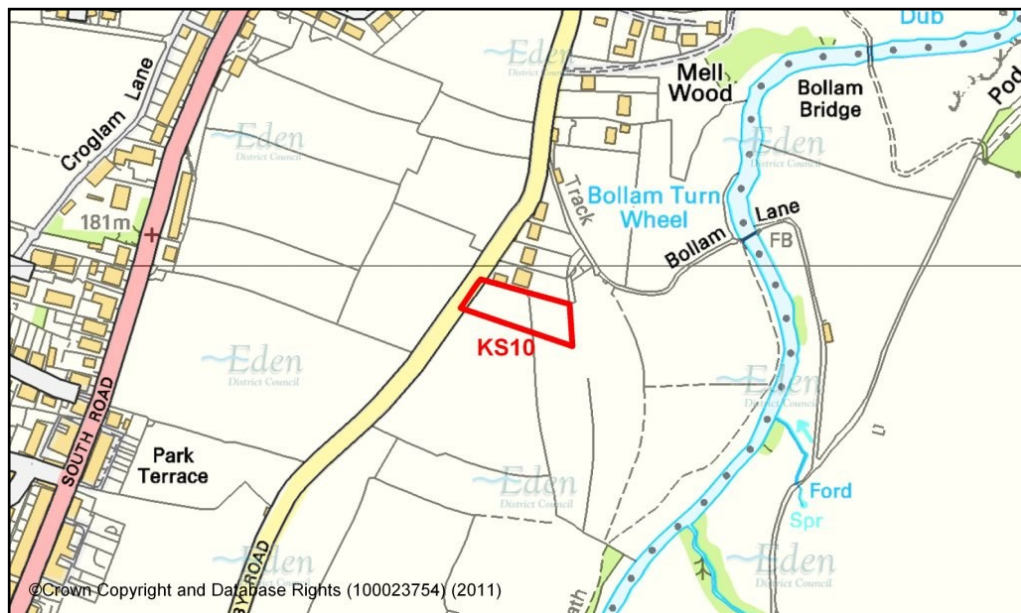
KS9 - Field adjacent The Crescent, Nateby Road, Kirkby Stephen



KS9 - Field adjacent The Crescent, Nateby Road, Kirkby Stephen	
Is this site proposed for development?	No
Size	0.95 hectares
Potential Number of Houses	29 at 30 d.p.h.
Brownfield?	No
Description	The site is a green field site. There are steep slopes to the north of the site where it meets the boundary with KS8. There are two possible access routes to the site (via site KS8 or via The Crescent). Development of the site would extend Kirkby Stephen to the east. However, it would not be discordant with the historic scale and character of development. Due to the topography, if the elevated area of the site was developed, the amenity of surrounding properties could be jeopardised.
Is the site suitable?	The site was identified in the SHLAA as suitable in the longer term.
Is the site available?	The land owner's agent has confirmed that the land is available.
Is the site achievable?	Currently unknown.
When will the site be developed?	The site is not proposed for allocation.
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Known intention to bring the site forward. • Potential suitable access arrangements. • No flood risk or contamination issues. <p>Issues to consider</p> <ul style="list-style-type: none"> • Topography- elevated site. • Greenfield site. • Within 200m of Ancient Woodland. • Within 250m of Kirkby Stephen Conservation Area. • Within 250m of River Eden SAC and SSSI.
Public consultation response	The site received 6 comments of which three were in objection, one neutral and two in support. Objections were based on inadequate access through The Crescent and visual impact, particularly in regards to the riverside walk. The neutral response stated that there are no known archaeological issues. Comments in support consider that, in conjunction with KS22, the site is a logical expansion of the town.
Source/Reason it is proposed	<p>There is a known intention to bring the site forward as part of a larger residential scheme.</p> <p>The site was included in the Alternative Sites Consultation and the 2013 'Housing: Preferred Sites and Policies' document.</p> <p>The site was identified in the SHLAA as suitable in the longer term.</p>

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

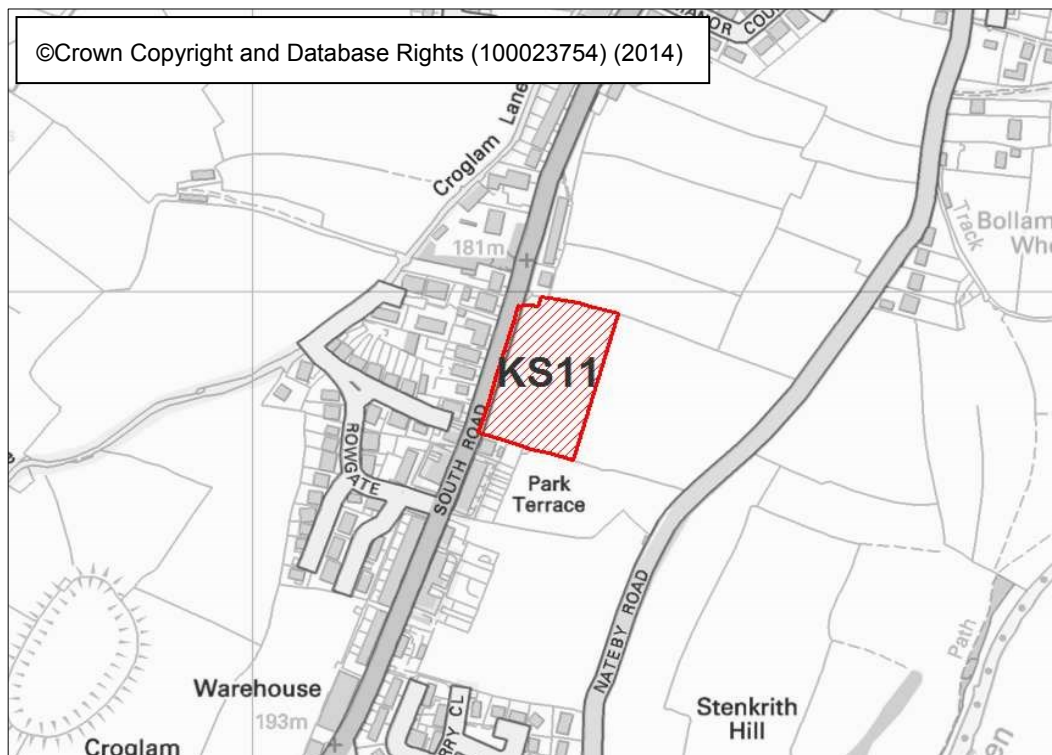
KS10 - Land off Bollam Lane, Kirkby Stephen



KS10 - Land off Bollam Lane, Kirkby Stephen	
Is this site proposed for development?	No
Size	0.28 hectares
Potential Number of Houses	8 at 30 d.p.h.
Brownfield?	No
Description	The site is a green field site. The site slopes but not to an extent that would impede development. There is an existing, well defined access. Neighbouring uses are a small amount of residential to the north and open fields. The site is outside of the main settlement of Kirkby Stephen, and into open countryside.
Is the site suitable?	The site is not currently proposed for development.
Is the site available?	The land owner has confirmed that the site is available.
Is the site achievable?	The site is not currently proposed for development.
When will the site be developed?	Unknown. Planning history suggests an intention to bring the site forward. Ref. 09/0645 – outline refusal for two dwellings.
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Known intention to bring the site forward. • No flood risk or contamination issues. • Existing access. <p>Issues to consider</p> <ul style="list-style-type: none"> • Outside the settlement and not in keeping with development pattern. • Within 200m of Ancient Woodland. • Within 250m of River Eden and Tributaries SAC and SSSI. • Previous refusal for residential development. • Greenfield site.
Public consultation response	No comments received.
Source/Reason it is proposed	<p>Planning history suggests an intention to bring the site forward.</p> <p>The site was included in the Alternative Sites Consultation.</p>

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

KS11 - Land adjacent Park Terrace, South Road, Kirkby Stephen



KS11 - Land adjacent Park Terrace, South Road, Kirkby Stephen	
Is this site proposed for development?	No
Size	1.02 hectares
Potential Number of Houses	31 at 30 d.p.h.
Brownfield?	No
Description	<p>The site is a green field site. The site slopes down towards the road and this could constrain development. The western edge of the site is located within the surface water flooding buffer. There is an existing access to the site, but it slopes steeply up from the road. A Public Right of Way runs through the north eastern corner of the site. Neighbouring uses are open fields and residential on the opposite side of the road. The site is detached from the main settlement of Kirby Stephen, however ad hoc development along South Road has taken place historically. The development of site KS8/ KS20 would connect the site with the main settlement.</p>
Is the site suitable?	The site was identified as suitable in the SHLAA provided access issues can be addressed through development on sites KS17 and KS11.
Is the site available?	The land owner's agent has confirmed that the site is available.
Is the site achievable?	The site is not currently proposed for development.
When will the site be developed?	The site is not currently proposed for development.
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • No contamination issues. • No environmental designations within 250m. <p>Issues to consider</p> <ul style="list-style-type: none"> • Disconnected from main settlement, unless KS8/ KS20 developed. • Topographical constraints. • Access issues arising from topographical constraints. • Potential small scale surface water flooding issues. • Within 200m of Ancient Woodland. • Within 250m of Kirkby Stephen Conservation Area. • Most of the site was proposed as Amenity Open Space in the Eden Local Plan Review consultation 2002. • A small part of the site has received consent to form additional driveway and parking for an adjacent property and as a result the site may need to be reduced slightly.
Public consultation response	No comments were received.
Source/Reason it is proposed	The site was identified as suitable in the SHLAA provided access issues can be addressed through development on sites KS17 and KS11.

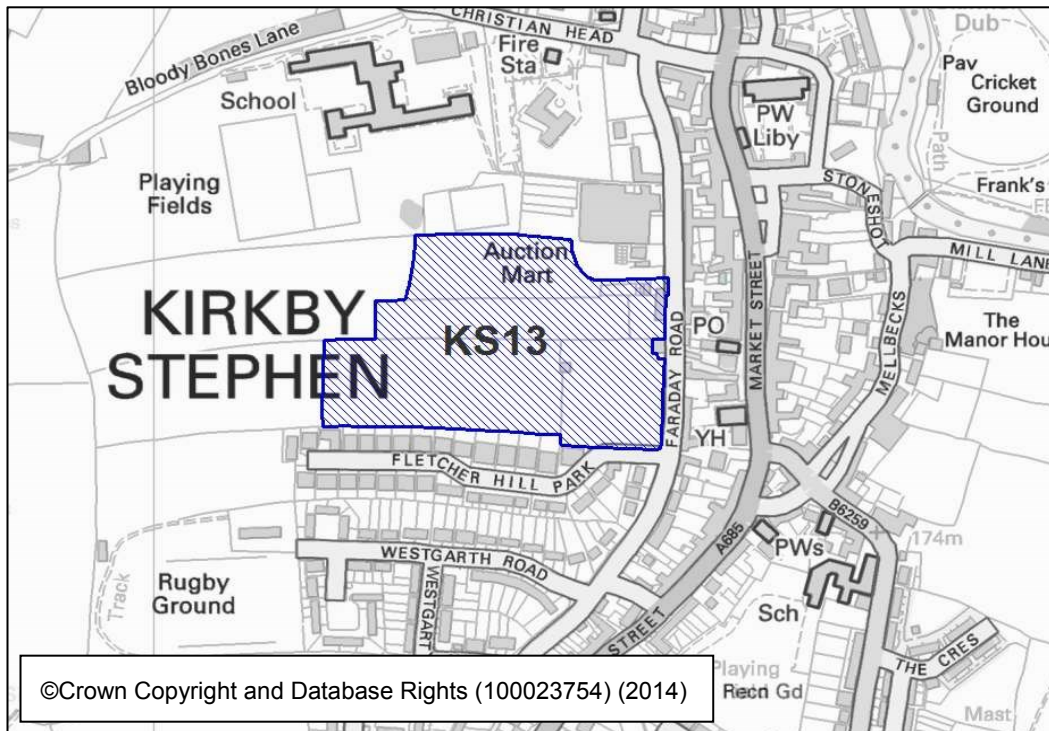
	The site was included in the Alternative Sites Consultation.
--	--

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

KS12 - Littlefairs Yard No. 2, Faraday Road, Kirkby Stephen

The site was included in earlier rounds of consultation but has been removed as it has outline and reserve approval for 5 residential units (07/0785 and 11/0192)

KS13 - Land to west of Faraday Road, Kirkby Stephen



KS13 - Land to west of Faraday Road, Kirkby Stephen	
Is this site proposed for development?	Yes
Size	4.09 hectares
Potential Number of Houses	123 at 30 dwellings per hectare (96 excluding land that forms the County wildlife site). Around 70 houses proposed to meet targets.
Brownfield?	No
Description	<p>The site is a level greenfield site. There are three agricultural buildings on site which may be suitable for conversion depending on the layout of residential development. There is an existing, well defined access to the site. There is a Public Right of Way adjacent to the north west of the site. The site borders the Auction Mart to the north and there may be associated problems of noise, odour etc.</p> <p>Neighbouring uses are residential. This is a large site in the centre of Kirkby Stephen; in keeping with the historic pattern of development and the building line of Fletcher Hill Park and Westgarth Road.</p>
Is the site suitable?	The site was identified as suitable in the SHLAA.
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?	2020-25: 40 Units 2026-32: 30 units
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Within the centre of the settlement. • Well defined access. • Not within 250m of an environmental designation. • Level site. • No contamination issues. <p>Issues to consider</p> <ul style="list-style-type: none"> • Potential conflict with neighbouring use- Auction Mart. • Would need to avoid altering the form of the settlement. • Adjoining Kirkby Stephen Conservation Area. • Within 200m of Ancient Woodland. • Potential small scale surface water flood risk. • This site includes 0.9 hectares of land that is designated as a County Wildlife Site: (Tarn Lane Meadows), which represents one third of the County Wildlife Site.

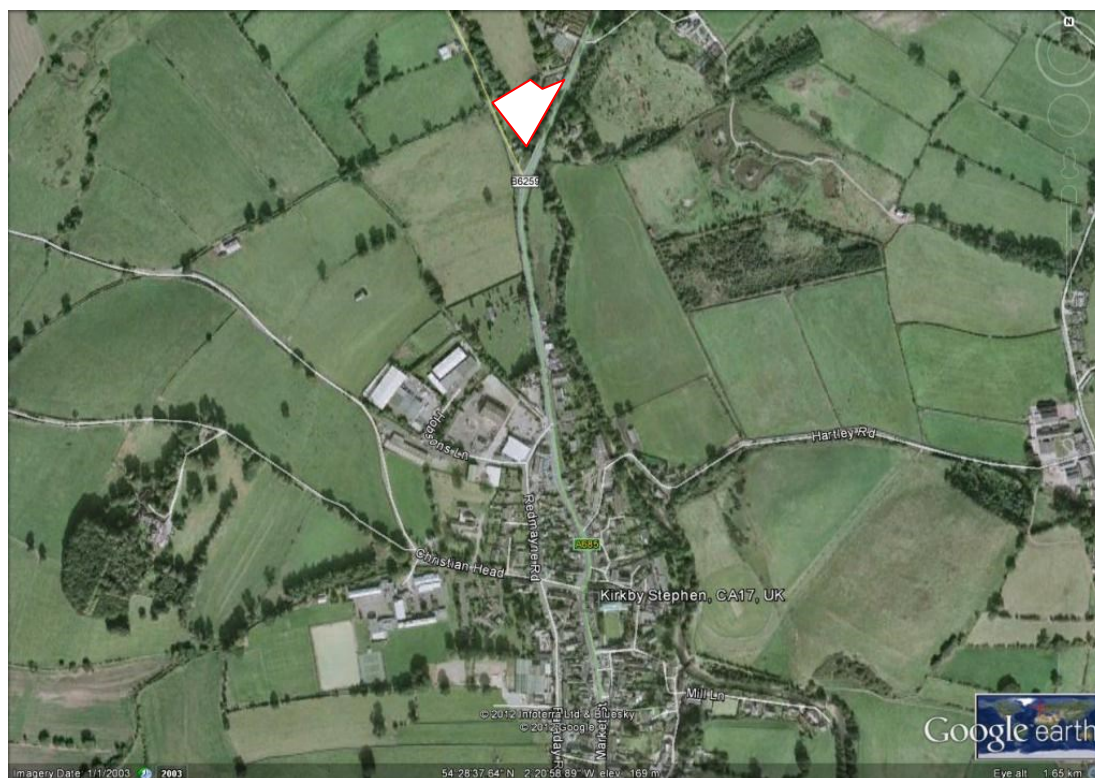
KS13 - Land to west of Faraday Road, Kirkby Stephen

Public consultation response	Three comments were made in favour of the site and one neutral comment was received. Comments considered that the site is well related to other development and would represent a logical continuation of the existing settlement pattern. The neutral comment noted that the site has some archaeological potential with some areas at risk from potential surface water flooding.
Source/Reason it is proposed	The site was identified as suitable in the SHLAA. The site was included in the Alternative Sites Consultation and the 2013 'Housing: Preferred Sites and Policies' document.

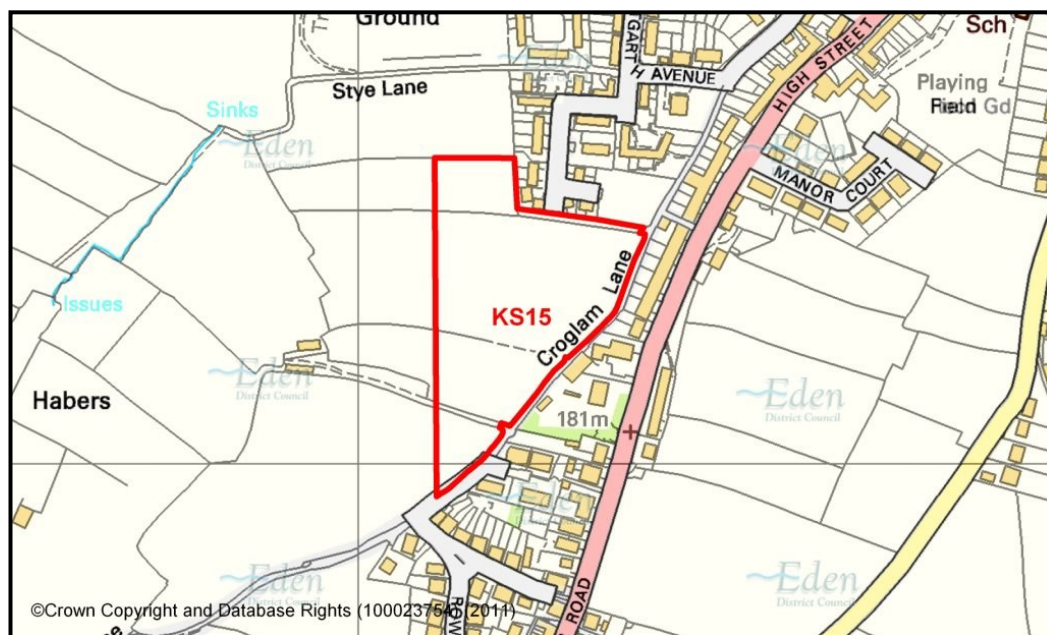
The site has a score of 77% with the higher the score the more preferable the site subject to overcoming issues raised.

KS14 - Land adjacent Eden Nursery, Kirkby Stephen

This site has not been included in the assessment process as much of the site lies within flood zone 3b, as assessed as part of work on strategic flood risk. Development within this zone is restricted to essential uses only under Government planning policy.



KS15 - Land adjacent Croglam Lane, Kirkby Stephen



KS15 - Land adjacent Croglam Lane, Kirkby Stephen	
Is this site proposed for development?	Yes
Size	2.80 hectares
Potential Number of Houses	84 at 30 d.p.h. Proposed for 75 dwellings.
Brownfield?	No
Description	<p>The site is a greenfield site. The site slopes at quite a steep gradient from west to east and this may impede development. There is existing access to the site via a number of existing access points, mostly onto a narrow back road, apart from one that comes from an adjacent residential site.</p> <p>A Public Right of Way runs along the eastern edge of the site. The site is on the edge of Kirkby Stephen.</p> <p>Neighbouring uses are residential and open fields. The development of the site would follow the building line, and fill the gap between Westgarth Avenue and Croglam Lane. It would not be out of character or scale with the historic pattern of development.</p>
Is the site suitable?	The site was considered suitable in the SHLAA for phased development subject to addressing highways and visual impact issues.
Is the site available?	The site has been confirmed as being available. Permission was refused for one dwelling on a small part of the site in 2001 (ref 01/0952)
Is the site achievable?	The land owner's agent has confirmed that the site is available.
When will the site be developed?	2020-25: 40 Units 2026-32: 35 units
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • No flood risk or contamination issues. • Not within 250m of environmental designations. • Existing access (dependent on overcoming issues). <p>Issues to consider</p> <ul style="list-style-type: none"> • Potential topographical constraints. • Within 200m of Ancient Woodland. • On the edge of Kirkby Stephen Conservation Area. • Extends the settlement.
Public consultation response	Six comments were received in respect of the site of which 2 were objections, one in favour and three neutral. Objections were received mainly in regards to the triangular area which, it is proposed, would unacceptably alter the character of the area. It is also opined that the site is too large and should be reduced in scale. Neutral comments not that archaeological work will be required to accompany any future planning application and that the site is visually self contained.
Source/Reason it is proposed	There is a known intention to bring the site forward.

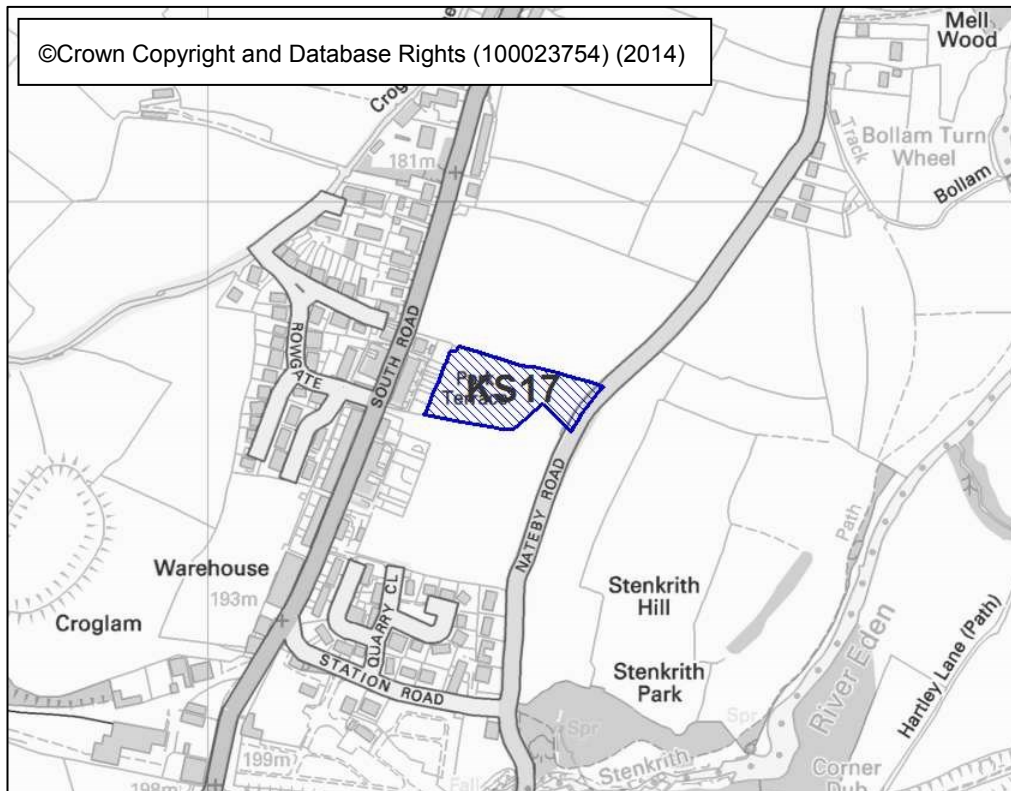
	<p>The site was included in the Alternative Sites Consultation and the 2013 'Housing: Preferred Sites and Policies' document.</p> <p>The site was considered suitable in the SHLAA for phased development subject to addressing highways and visual impact issues.</p>
--	--

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

KS16 - Land at South Road, Kirkby Stephen

The site was included in earlier rounds of consultation but has been removed as it is below the minimum site size threshold for allocation. Previous planning applications have also included KS16 alongside KS3.

KS17 - Land behind Park Terrace, Kirkby Stephen





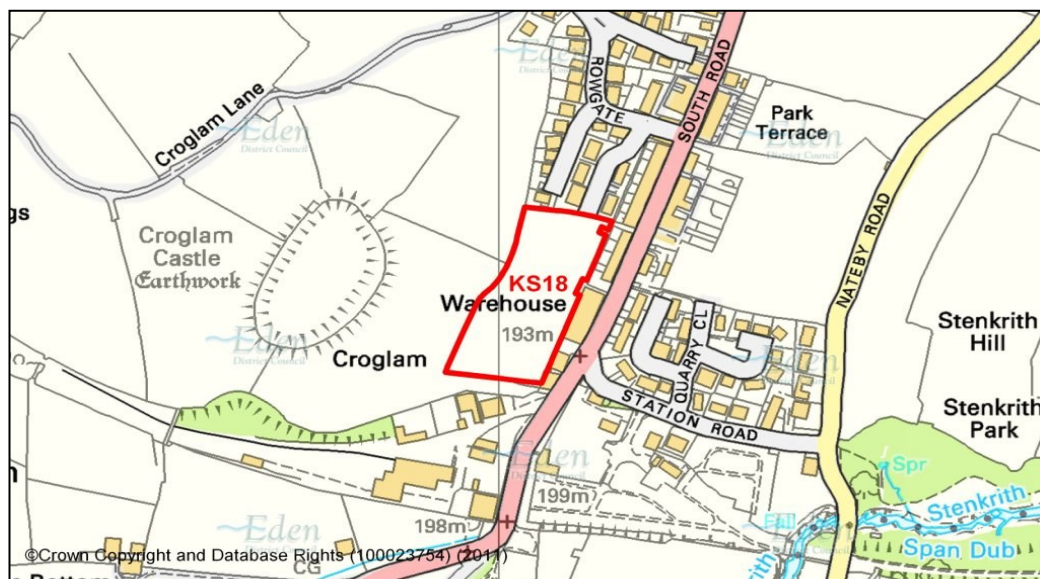
KS17 - Land behind Park Terrace, Kirkby Stephen

Is this site proposed for development?	Yes
Size	0.75 hectares
Potential Number of Houses	23 at 30 d.p.h.
Brownfield?	No
Description	The site is a greenfield site. The site slopes towards the road; which may impede development. There is an existing, well defined access. A Public Right of Way lies adjacent the east of the site. Neighbouring uses are fields and residential. On its own development of the site would extend the town and result in an isolated strip of development. However, along with the development of site KS1, it would not be out of form. Also, the development of sites to the North; KS8 and KS11, would connect site KS 17 to the main settlement of Kirkby Stephen.
Is the site suitable?	The site was considered suitable in the SHLAA if KS1 is also developed as this would be the only access – KS1 is now under construction/completed.
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?	2020-25
Issues/Constraints	Positive considerations

	<ul style="list-style-type: none"> No flood risk or contamination issues. Existing, well defined access. No historic landscapes within 250m. No environmental designations within 250m. <p>Issues to consider</p> <ul style="list-style-type: none"> On the edge of, and detached from the settlement. Topographical constraints. Within 200m of Ancient Woodland.
Public consultation response	Four responses were received which included one in objection, one in support and two neutral. The objection was based on intrusion into the countryside with support as it represents a logical extension to the existing Story Homes site.
Source/Reason it is proposed	<p>The site was included in the Alternative Sites Consultation and the 2013 'Housing: Preferred Sites and Policies' document.</p> <p>The site was considered suitable in the SHLAA.</p>

The site has a score of 78% with the higher the score the more preferable the site subject to overcoming issues raised.

KS18 - Land adjacent Croglam Park, Kirkby Stephen





KS18 - Land adjacent Croglam Park, Kirkby Stephen

Is this site proposed for development?	No
Size	1.18 hectares
Potential Number of Houses	35 at 30 d.p.h.
Brownfield?	No
Description	<p>The site is a greenfield site. It is a sloping site, at a lower level than the road and surrounding land so there are potential issues for development. An access is available, but it is between the Croglam Arms and the paragliding centre so there are issues to overcome.</p> <p>Neighbouring uses are residential and fields. The site is on the very edge of the settlement. It follows the historic pattern of development along the north site of South Road. The site does not extend the town as development boundary is in line with that of the Quarry Close development on the south side of South Road.</p>
Is the site suitable?	The site was identified as suitable in the SHLAA in the long term.
Is the site available?	The site has been confirmed as available.
Is the site achievable?	The site is not currently proposed for allocation.
When will the site be developed?	The site is not currently proposed for allocation.
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> No contamination issues. Not within 250m of environmental designations.

	<ul style="list-style-type: none"> • No tree issues. • Not within the Conservation Area. • Existing access (issues to overcome). <p>Issues to consider</p> <ul style="list-style-type: none"> • Potential topographical constraints. • Potential surface water issues. • Road noise. • Edge of settlement location - distance to services and impact on form of Kirkby Stephen. • Possible impact on Grade II Listed railway bridge.
Public consultation response	No comments were received.
Source/Reason it is proposed	<p>The site was included in the Alternative Sites Consultation.</p> <p>The site was identified as suitable in the SHLAA in the long term</p>

The site has a score of 76% with the higher the score the more preferable the site subject to overcoming issues raised.

KS19 - Land behind The Crescent, Nateby Road, Kirkby Stephen





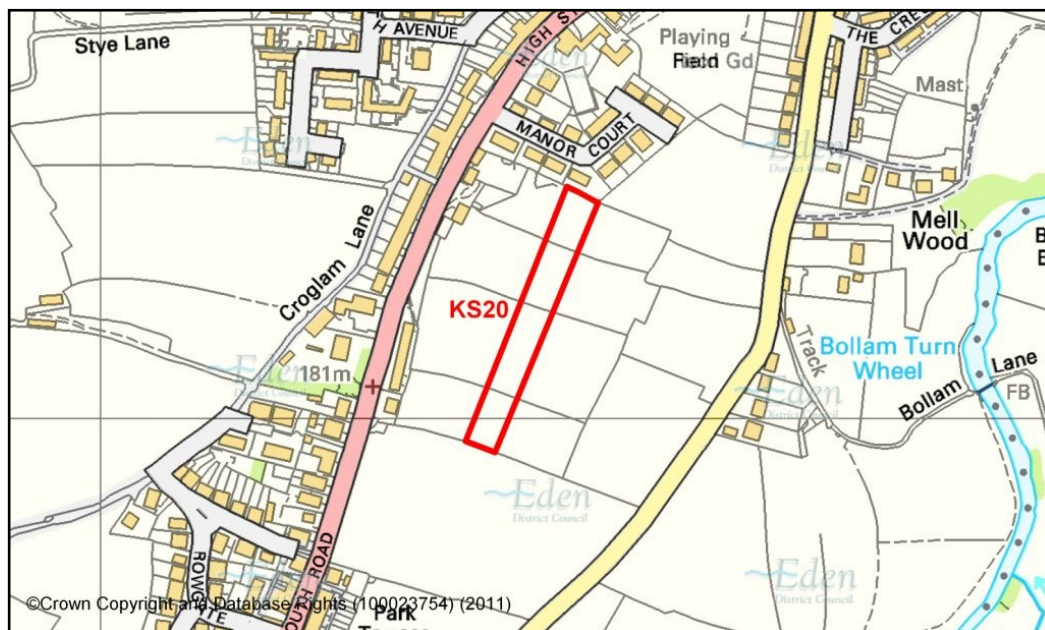
KS19 - Land behind The Crescent, Nateby Road, Kirkby Stephen

Is this site proposed for development?	No
Size	0.28 hectares
Potential Number of Houses	8 at 30 d.p.h.
Brownfield?	No
Description	<p>The site is a greenfield site. The site is sloping which is a potential issue to development. There is an existing access which is very narrow, and has issues to overcome. The site is elevated and looks down onto other housing; so there is a potential loss of amenity. Neighbouring uses are residential and open fields. The site is outside the main settlement, but following the pattern of development along Nateby Road, and within an existing residential area. Development of this site would extend the settlement and alter the form somewhat.</p>
Is the site suitable?	Currently unknown.
Is the site available?	The site has been confirmed as available.
Is the site achievable?	Currently unknown.
When will the site be developed?	The site is not currently proposed for allocation.
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> No flood risk or contamination issues. Existing access (with issues to overcome). <p>Issues to consider</p>

	<ul style="list-style-type: none"> • Within 200m of Ancient Woodland. • Within 250m of Kirkby Stephen Conservation Area. • Within 250m of River Eden SAC and SSSI. • Potential topographical constraints. • Possible access issues – the site is accessed by a narrow road. The owner of the road does not wish to see it used for access.
Public consultation response	No responses were received.
Source/Reason it is proposed	The site was included in the Alternative Sites Consultation.

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

KS20 - South Road / Whitehouse Farm (extension of KS3), Kirkby Stephen





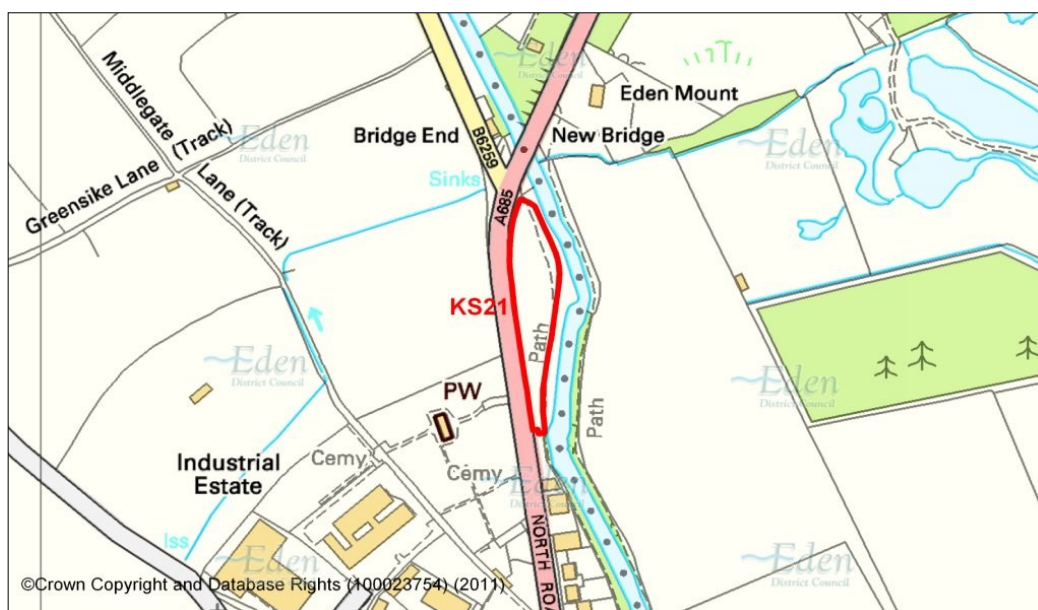
KS20 - South Road / Whitehouse Farm (extension of KS3), Kirkby Stephen

Is this site proposed for development?	No
Size	0.63 hectares
Potential Number of Houses	19 at 30 d.p.h.
Brownfield?	No
Description	The site is a greenfield site. The site is sloping but this is not problematic for development. Access to the site is dependent on the development of KS3. There are no Public Rights of Way on the site; however, site KS3 adjacent has a Public Right of Way running through it. The site is completely dependent on the development of site KS3. Without the development of KS3, the site is isolated, disconnected from the settlement and would alter the form of Kirkby Stephen. KS3 is not currently proposed for allocation.
Is the site suitable?	Currently unknown.
Is the site available?	The land has been confirmed as available by the land owner's agent.
Is the site achievable?	Currently unknown.
When will the site be developed?	The site is not proposed for allocation.
Issues/Constraints	Positive considerations <ul style="list-style-type: none"> No flood risk or contamination issues. No environmental designations within 250m. No tree constraints.

	Issues to consider <ul style="list-style-type: none"> • Suitability and access of site dependent on the development of site KS3. • Allocated as Amenity Open Space in the Eden Local Plan 1996. • Within 250m of Kirkby Stephen Conservation Area.
Public consultation response	No comments were received.
Source/Reason it is proposed	The site was included in the Alternative Sites consultation document.

The site has a score of 68% with the higher the score the more preferable the site subject to overcoming issues raised.

KS21 - Land at Edensyde, Kirkby Stephen





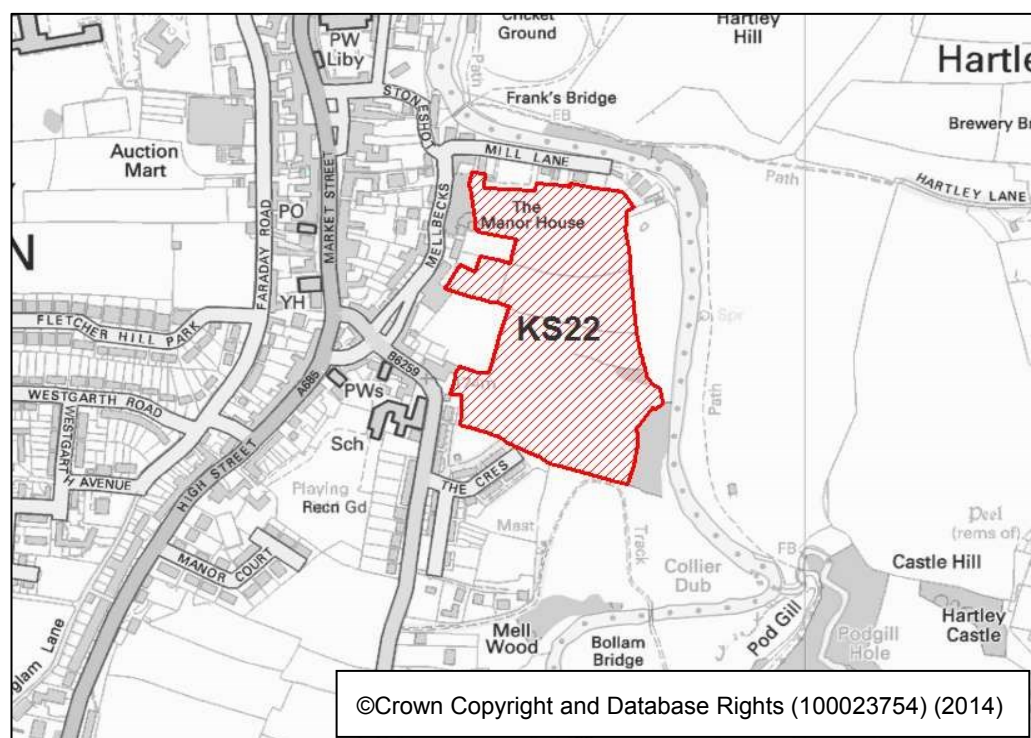
KS21 - Land at Edensyde, Kirkby Stephen

Is this site proposed for development?	No
Size	0.51 hectares
Potential Number of Houses	15 at 30 d.p.h.
Brownfield?	No
Description	The site is a greenfield site. The site slopes towards the river and this is a potential constraint on development. There is an existing access but it is unsuitable and an alternative is needed. There is a Public Right of Way along the eastern edge of the site. There are newly planted trees on site. The site is disconnected from the main settlement, and would extend the town to the north, altering its form.
Is the site suitable?	The site is not currently proposed for allocation.
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>Positive considerations</p> <ul style="list-style-type: none"> No contamination issues. No tree issues. <p>Issues to consider</p> <ul style="list-style-type: none"> Flood risk - site in flood zone 2, next to the River Eden and at risk from Surface Water Flooding. Small areas on Flood Zone 3a (high probability) and 3b (functional

	<p>flood plain) at edge – some mitigation may be required.</p> <ul style="list-style-type: none"> • Adjacent River Eden and Tributaries SAC and SSSI. • Within 250m of Kirkby Stephen Conservation Area. • Potential road noise disturbance. • Would extend the settlement. • Potential topographical constraints. • Unsuitable existing access.
Public consultation response	No comments were received.
Source/Reason it is proposed	The site was put forward in earlier rounds of consultation and was included in the Alternative Sites consultation document.

The site has a score of 62% with the higher the score the more preferable the site subject to overcoming issues raised.

KS22 - Land at Mellbecks, Kirkby Stephen





KS22 - Land at Mellbecks, Kirkby Stephen

Is this site proposed for development?	No
Size	5.48 hectares
Potential Number of Houses	164 at 30 dwellings per hectare.
Brownfield?	No
Description	The site is a greenfield site.
Is the site suitable?	Currently unknown.
Is the site available?	Yes.
Is the site achievable?	Yes.
When will the site be developed?	Application for 12/0984 for 24 units on part of the site refused and now at appeal.
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> Existing access. No flood risk or contamination issues. <p>Issues to consider</p> <ul style="list-style-type: none"> Within 200m of Ancient Woodland. Within 250 of River Eden SAC/ SSSI. Adjoining Kirkby Stephen Conservation Area. Extends the settlement. Topography may increase prominence of any development.

KS22 - Land at Mellbecks, Kirkby Stephen

Public consultation response

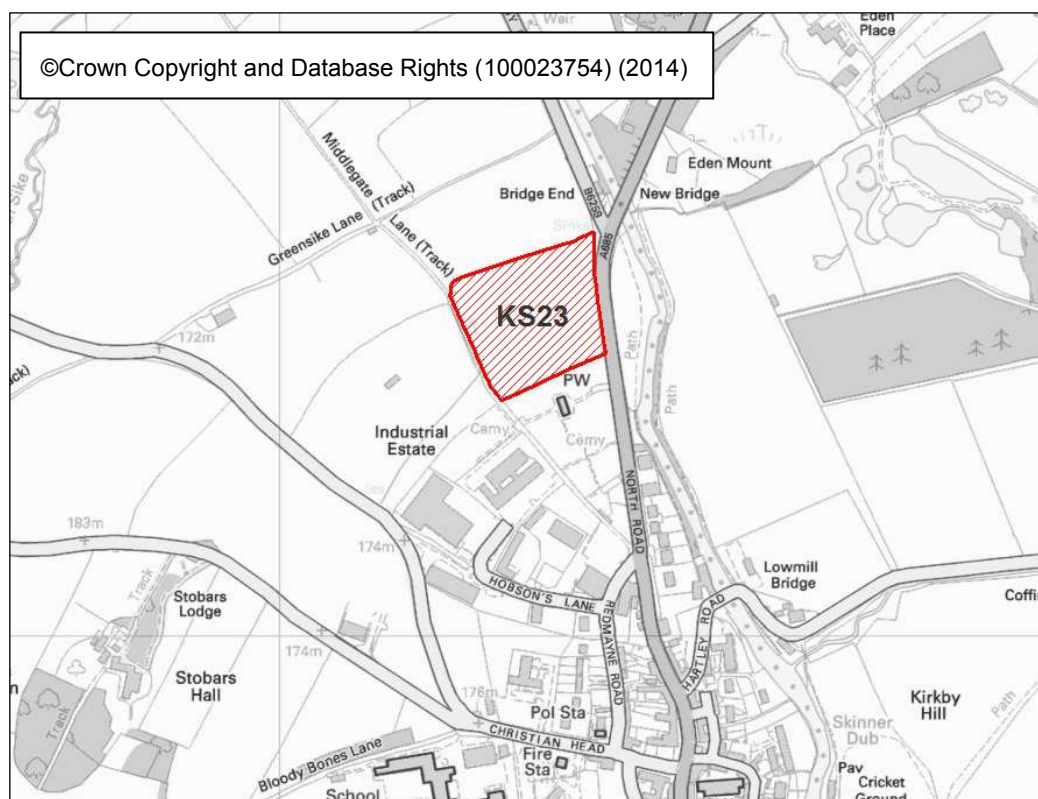
Eight comments were received of which six were in objection, one in support and 2 neutral/ Objections were based on the visual impact of developing in this area of the town which is hilly and visible in particular from the River Eden and the adjacent coast to coast walk. Also that it forms an area of amenity in which residents consider themselves in the open countryside. Objections are also made in regards to the infrastructure within the area, particularly the narrow roads and junctions. It is noted in the neutral response that the land has some archaeological potential and that access from Mellbecks is not appropriate for the entire site with access required from The Cresecent which would also require substitute parking. The support states that the site is in a sustainable location and well related to the town centre with good levels of accessibility.

Source/Reason it is proposed

It is understood that it is the intention of the owner to bring this site forward. The site was included in the 2013 'Housing: Preferred Sites and Policies' document.

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

KS23 - Land adjacent the Cemetery, Kirkby Stephen





KS23 - Land adjacent the Cemetery, Kirkby Stephen

Is this site proposed for development?	No
Size	2.31 hectares
Potential Number of Houses	70 at 30dph
Brownfield?	No
Description	The site is a greenfield site.
Is the site suitable?	Currently unknown.
Is the site available?	It is understood that it is the intention of the owner to bring this site forward.
Is the site achievable?	Currently unknown.
When will the site be developed?	The site is not proposed for allocation.
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> No contamination issues. <p>Issues to consider</p> <ul style="list-style-type: none"> A small area of the site in Flood zones 2. Within 50m of the River Eden and Tributaries SAC and SSSI. Potential road noise disturbance. Would extend the settlement to the north. A Public Right of Way passes the edge of the site.
Public consultation response	This site has not been considered previously.

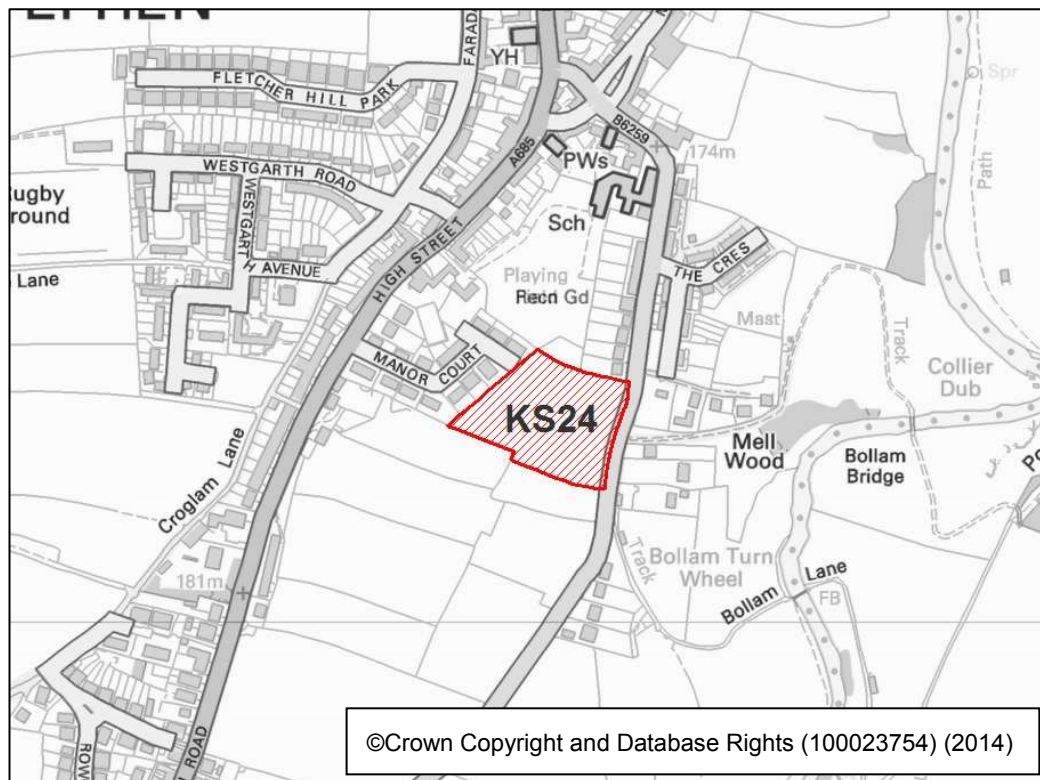
KS23 - Land adjacent the Cemetery, Kirkby Stephen

Source/Reason it is proposed

It is understood that it is the intention of the owner to bring this site forward.

The site has a score of 68% with the higher the score the more preferable the site subject to overcoming issues raised.

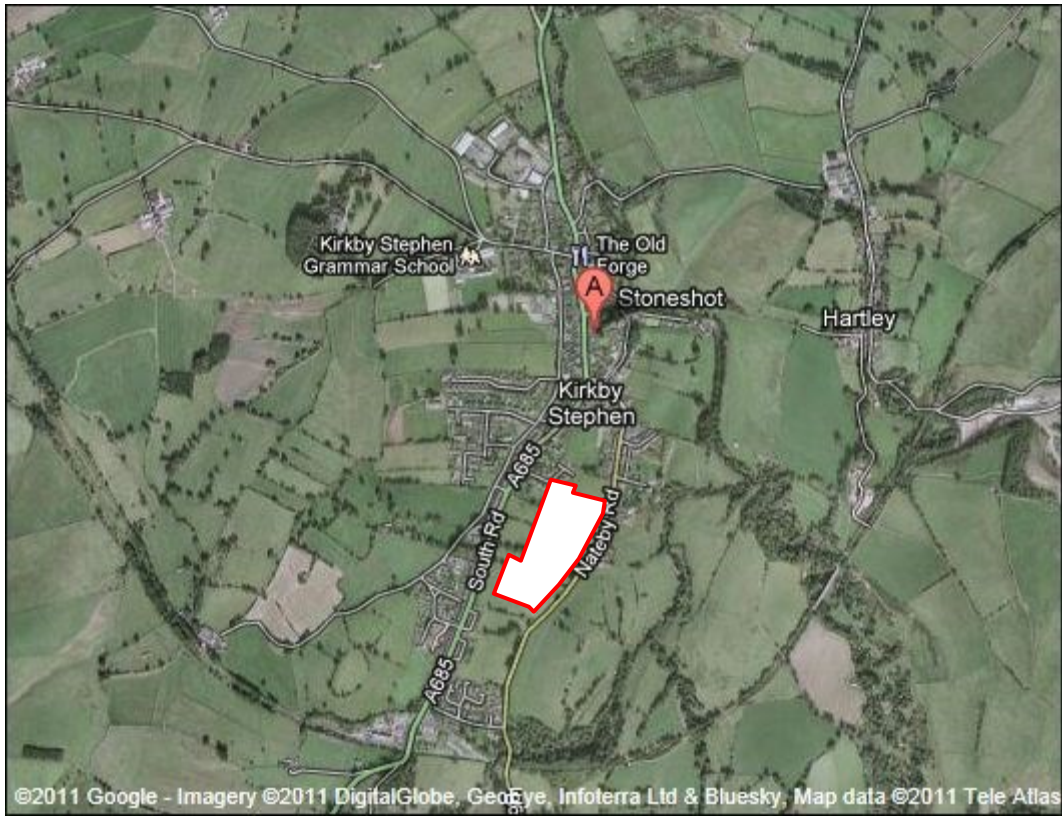
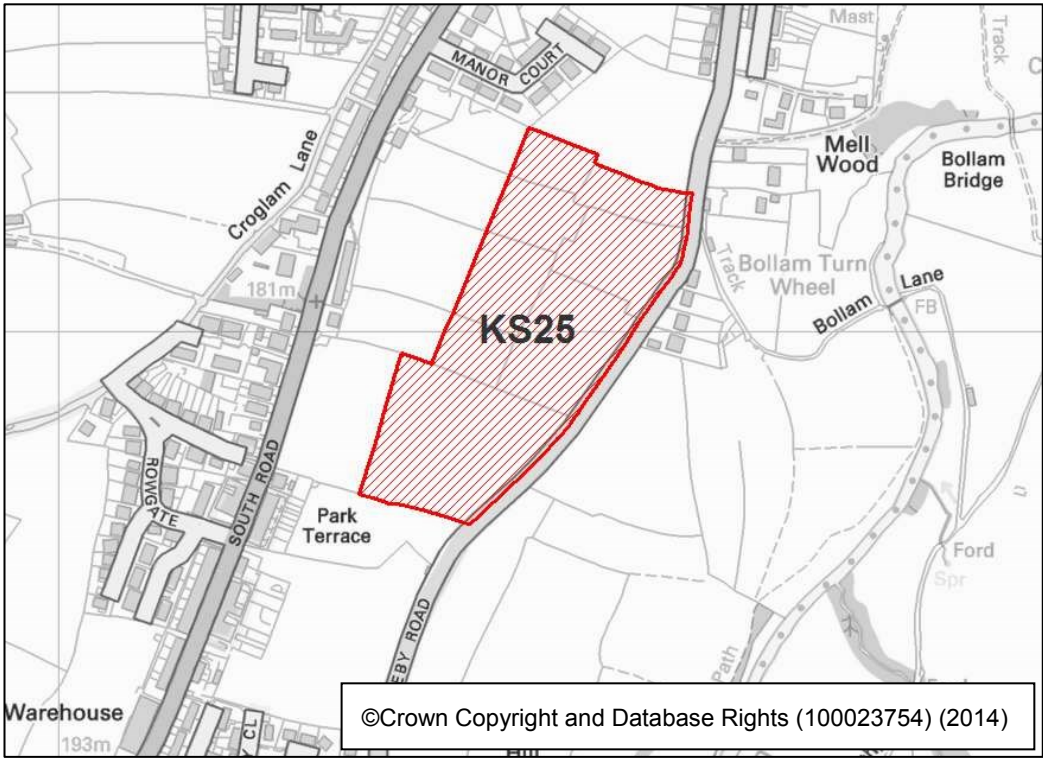
KS24 - Land adjacent Manor Court, Kirkby Stephen



KS24 - Land adjacent Manor Court, Kirkby Stephen	
Is this site proposed for development?	No
Size	1.2 hectares
Potential Number of Houses	36 at 30dph
Brownfield?	No
Description	The site is a greenfield site.
Is the site suitable?	Currently unknown.
Is the site available?	It is understood that it is the intention of the owner to bring this site forward.
Is the site achievable?	Currently unknown.
When will the site be developed?	The site is not proposed for allocation.
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • No flood risk or contamination issues. • Existing field access from east onto narrow B6259 road (with issues to overcome). • Possible access from west through Manor Court (with issues to overcome). <p>Issues to consider</p> <ul style="list-style-type: none"> • Within 250m of the River Eden and Tributaries SAC and SSSI. • Within 100m of Kirkby Stephen Conservation Area. • Potential topographical constraints. • Elevated site. • Access.
Public consultation response	This site has not been considered previously.
Source/Reason it is proposed	It is understood that it is the intention of the owner to bring this site forward.

The site has a score of 76% with the higher the score the more preferable the site subject to overcoming issues raised.

KS25 - Land west of Nateby Road, Kirkby Stephen



KS25 - Land west of Nateby Road, Kirkby Stephen	
Is this site proposed for development?	No
Size	5.06 hectares
Potential Number of Houses	152 at 30 dwellings per hectare.

KS25 - Land west of Nateby Road, Kirkby Stephen	
Brownfield?	No
Description	The site is a greenfield site. Grassed.
Is the site suitable?	Currently unknown.
Is the site available?	It is understood that it is the intention of the owner to bring this site forward.
Is the site achievable?	Currently unknown.
When will the site be developed?	The site is not proposed for allocation,
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Close to amenities. • No flood risk or contamination issues. • No biodiversity issues. <p>Issues to consider</p> <ul style="list-style-type: none"> • Within Kirkby Stephen Conservation Area. • Extends the settlement. • Topography may increase prominence of any development.
Public consultation response	This site has not been considered previously.
Source/Reason it is proposed	It is understood that it is the intention of the owner to bring this site forward.

The site has a score of 67% with the higher the score the more preferable the site subject to overcoming issues raised.