

# Kirkby Thore

## About Kirkby Thore

Kirkby Thore is a village located 9 miles south east of Penrith and 5 miles north west of Appleby. The busy A66 road runs through the western edge of the village. The village contains a few commercial properties including a village shop with Post Office, and garage with a shop and a mixture of traditional and modern housing. The British Gypsum plant at Kirkby Thore is a major source of plaster building materials.

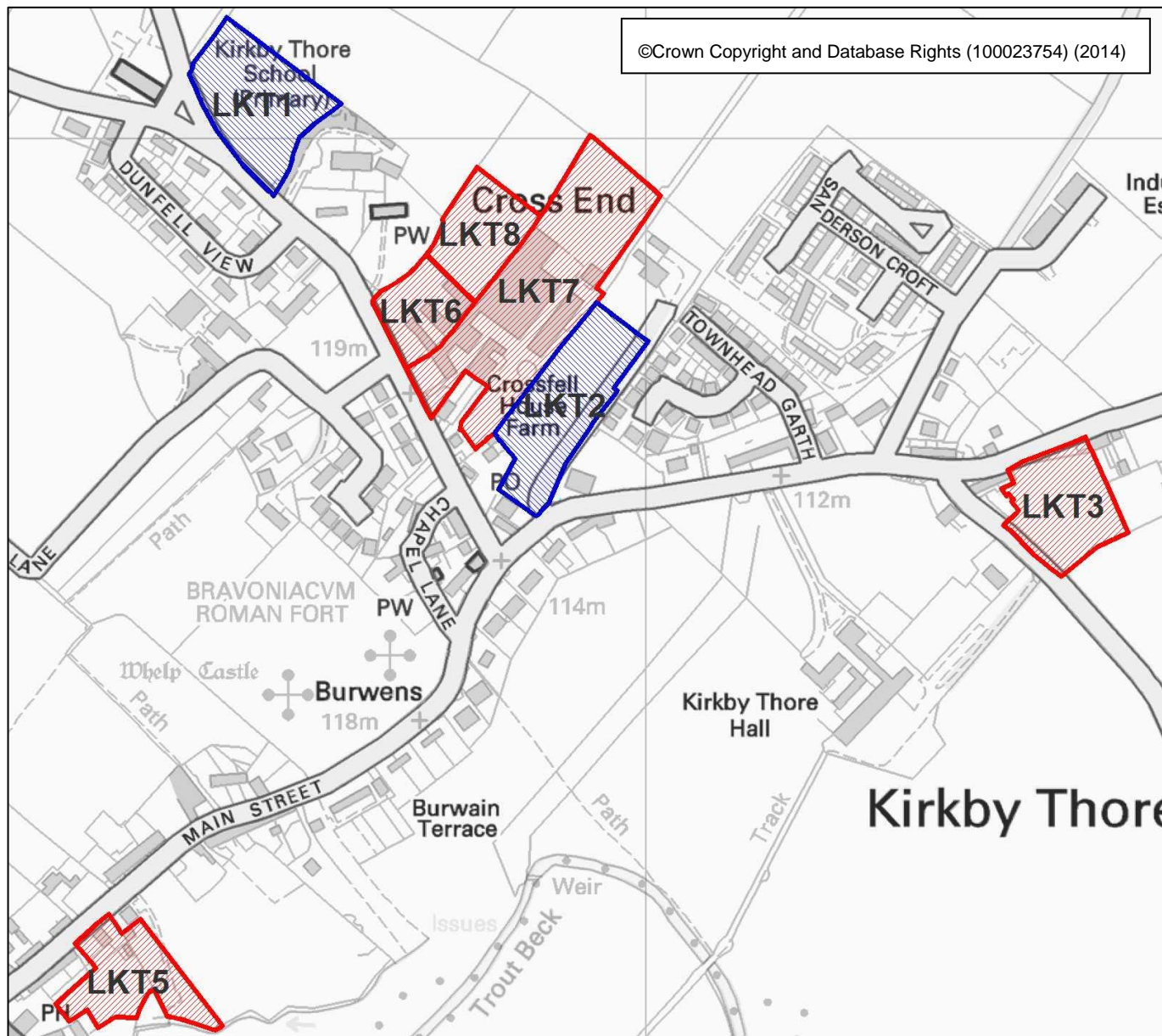
### Key statistics - Kirkby Thore Parish

Population at 2011	758
% Population change 2001-11	1.5%
Number of dwellings	340
Number of long term empty dwellings 2014	5
Second & holiday homes 2014	13
% Second & holiday homes 2014	3%
Median household income 2012 (ward)	£26,320
Median house price (ward)	£189,735
Median house price to household income ratio	7.2
Lower quartile income to house price ratio	10.1
Affordable housing need	6
Households with no car	33

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

# Map showing sites in Kirkby Thore

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



## LKT1 - Land near Primary School, Kirkby Thore



### LKT1 - Land near Primary School, Kirkby Thore

Is this site proposed for development?	Yes
Size	0.74 hectares
Potential Number of Houses	22
Brownfield?	No
Description	This is a greenfield site. The site is level but part is higher than the road. There is an existing access serving the field, which has good visibility and levels. A right of way passes through the north-eastern part of the site and one passes along the north eastern boundary. There are residential properties to the east and south with a school to the west and fields to the north. The site is located at the edge of Kirkby Thore and its development would extend the settlement.
Is the site suitable?	The site was identified as suitable in the SHLAA.
Is the site available?	The site appears to be utilised for grazing and the owner occupier has confirmed that the site is available.
Is the site achievable?	Yes.
When will the site be developed?	2014-19
Issues/Constraints	<b>Positive considerations</b>

<b>LKT1 - Land near Primary School, Kirkby Thore</b>	
	<ul style="list-style-type: none"> <li>• Undeveloped allocated Local Plan housing site.</li> <li>• No topographical constraints.</li> <li>• Not within flood zones 2 or 3 and no bodies of water close to site.</li> <li>• Existing suitable access.</li> <li>• Good access to facilities.</li> <li>• Not within 250m of an environmental designation.</li> </ul> <p><b>Issues to consider</b></p> <ul style="list-style-type: none"> <li>• Greenfield site.</li> <li>• Would extend the settlement.</li> <li>• Within 250m of scheduled ancient monument.</li> <li>• Significant trees on the adjacent site.</li> </ul>
Public consultation response	Four responses were received in response to the site; two were neutral and two in objection to the site. The neutral responses flagged that the site would require some investigation work for archaeological potential and that whilst the site is the best site for housing in the village, numbers are too high. The objections related to the position of the site on the edge of the village which is considered less sustainable than other locations. Objections are also raised on traffic grounds and conflicts with the adjacent school.
Source/Reason it is proposed	Allocated as housing land within the 1996 local plan. The site was included in the Issues and Options consultation document. The site was identified within the SHLAA and found “suitable in the long term as there are sequentially preferable sites in Kirkby Thore.”. 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.



## LKT2 - Ashton Lea, Kirkby Thore



### LKT2 - Ashton Lea, Kirkby Thore

Is this site proposed for development?	Yes
Size	0.79 hectares
Potential Number of Houses	24
Brownfield?	No
Description	The site is domestic curtilage to Ashton Lea; there is currently one existing property on it. It is a level site with no topographical constraints, and has an existing access which serves the current use. There are hedgerows around the site and a number of trees on the site which are of significance, and are covered by tree preservation orders. Neighbouring uses are residential and a farm. The site is located within the settlement of Kirkby Thore, and its development would respect the current form of the settlement within this area.
Is the site suitable?	The site was identified within the SHLAA which found it “suitable subject to previous reasons for refusal and Tree Preservation Orders being addressed.”
Is the site available?	The site has been confirmed as available.
Is the site achievable?	It is understood that there is an intention of the owner / developer to bring the site forward.

<b>LKT2 - Ashton Lea, Kirkby Thore</b>	
When will the site be developed?	2014-19
Issues/Constraints	<p><b>Positive considerations</b></p> <ul style="list-style-type: none"> <li>• Allocated as housing land within local plan.</li> <li>• No topographical constraints.</li> <li>• Not within flood zones 2 or 3 and no bodies of water close to site.</li> <li>• Existing access.</li> <li>• Good access to facilities.</li> <li>• Not within 250m of an environmental designation.</li> </ul> <p><b>Issues to consider</b></p> <ul style="list-style-type: none"> <li>• Greenfield site.</li> <li>• Development would extend the settlement.</li> <li>• Within 250m of scheduled ancient monument.</li> <li>• Tree Preservation Order (TPO) trees on site.</li> </ul>
Public consultation response	One neutral response was received and one in objection.
Source/Reason it is proposed	<p>Allocated as Housing land within the 1996 local plan.</p> <p>The site was included in the Issues and Options consultation document.</p> <p>The site was identified within the SHLAA which found “suitable subject to previous reasons for refusal and Tree Preservation Orders being addressed.”</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 75% with the higher the score the more preferable the site subject to overcoming issues raised.

## LKT3 - Townhead, Kirkby Thore



### LKT3 - Townhead, Kirkby Thore

Is this site proposed for development?	No
Size	0.60 hectares
Potential Number of Houses	18
Brownfield?	No
Description	<p>This is a greenfield site. It is slightly undulating and is set at a much higher level than the road. There is an existing access to the site which is located adjacent to the existing residential property. Due to the difference in levels it would be difficult to achieve an alternative access.</p> <p>There are hedgerows and a number of tress on the boundary of the site. There is a mix of isolated residential properties and agricultural fields surround the site. The site is located outside the settlement within the open countryside, and its development would not respect the current form of the settlement.</p>
Is the site suitable?	The site was identified within the SHLAA which found “unsuitable due to sites location and poor relationship to existing settlement.”
Is the site available?	Currently unknown. 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.



<b>LKT3 - Townhead, Kirkby Thore</b>	
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. No live / extant residential applications on the site.
Issues/Constraints	<p><b>Positive considerations</b></p> <ul style="list-style-type: none"> <li>• Undeveloped allocated 1996 Local Plan housing site.</li> <li>• Not within flood zones 2 or 3.</li> </ul> <p><b>Issues to consider</b></p> <ul style="list-style-type: none"> <li>• Access issues.</li> <li>• Greenfield site.</li> <li>• Outside of settlement and not in keeping with pattern and form of previous development.</li> <li>• Within 250m of scheduled ancient monument.</li> </ul>
Public consultation response	One response in support was received which asserted that the site is within the boundary of the settlement and that a planning application was being progressed for submission.
Source/Reason it is proposed	<p>Site allocated as Housing Land within the 1996 Local Plan.</p> <p>The site was included in the Issues and Options consultation document.</p> <p>The site was identified within the SHLAA which found “unsuitable due to sites location and poor relationship to existing settlement.”</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 69% with the higher the score the more preferable the site subject to overcoming issues raised.



## LKT4 - Land off Piper Lane, Kirkby Thore

This site is within the Kirkby Thore Roman Fort and associated scheduled ancient monument. It is designated as a Schedule Ancient Monument in the 1996 Eden Local Plan and was identified within the SHLAA and excluded due to “Ancient monument, inadequate access and poorly related to settlement.” It has therefore been excluded from assessment.

## LKT5 - Land at River Croft, Kirkby Thore



### LKT5 - Land at River Croft, Kirkby Thore

Is this site proposed for development?	No
Size	0.53 hectares
Potential Number of Houses	16
Brownfield?	No
Description	This is a greenfield site. The site is sloping, there is a level area close to the road and steep slopes towards the river; therefore there are topographical constraints. There is no obvious access to the site other than through the public house car park. There are hedgerows and a number of trees on the field boundaries. Neighbouring uses are agricultural fields. The site is located outside of the settlement of Kirkby Thore, and its development would extend the settlement.

<b>LKT5 - Land at River Croft, Kirkby Thore</b>	
Is the site suitable?	The site was identified within the SHLAA and excluded due to “flood zone, Ancient Monument, noise from A66 and poorly related to existing settlement.”
Is the site available?	Currently unknown. The site appears to be utilised for grazing and the owner occupier.
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 environmental designations within 250m.</li> <li>• No contamination issues.</li> </ul> <p><b>Issues to consider</b></p> <ul style="list-style-type: none"> <li>• Greenfield site.</li> <li>• Development would extend the settlement.</li> <li>• Part of site is a scheduled ancient monument.</li> <li>• Within flood zones 2 and 3 - zone 3b on the southern tip of the site.</li> <li>• No identifiable suitable access.</li> <li>• Topographical issues in relation to levels of site.</li> </ul>
Public consultation response	Two responses were received, one objecting to the site and the other neutral. Reasons given for objection included; the site is of high archaeological significance and has a Scheduled Ancient Monument within it. It is Greenfield and prone to flooding. The neutral response referred to the access and potential problems with gaining a suitable access to the site.
Source/Reason it is proposed	<p>The site was identified within the SHLAA and excluded due to “flood zone, Ancient Monument, noise from A66 and poorly related to existing settlement.”</p> <p>The site was included in the ‘Alternative Sites’ consultation document.</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 62% with the higher the score the more preferable the site subject to overcoming issues raised.

## LKT6 - Rectory Farm, Kirkby Thore



### LKT6 - Rectory Farm, Kirkby Thore

Is the site proposed for development?	No
Size	0.35 hectares
Potential Number of Houses	13 (based on refused application reference 10/1067 refused 18/2/13)
Brownfield?	Yes
Description	The site is a farmstead. It is a level site with no topographical constraints, which is currently occupied by both residential properties and commercial / agricultural buildings with a large hard surfaced yard area. There is the potential some of the buildings to be habitats for bats / owls. There is existing access to the site which highways have been supportive of during the current application. There are significant trees on the adjacent church site which could potentially be affected by the development. Neighbouring uses are residential, a church and a working farm. The site is located within the settlement of Kirkby Thore. The development of the site would respect the character of the area.
Is the site suitable?	The site was identified within the SHLAA which found "suitable site well related to existing built form of settlement."
Is the site available?	The site has been confirmed as available.
Is the site achievable?	Currently unknown.



<b>LKT6 - Rectory Farm, Kirkby Thore</b>	
When will the site be developed?	The site is not proposed for allocation.
Issues/Constraints	<p><b>Positive considerations</b></p> <ul style="list-style-type: none"> <li>• Level site.</li> <li>• Not within flood zones 2 or 3 and no bodies of water close to site.</li> <li>• Existing access.</li> <li>• Not within 250m of an environmental designation.</li> <li>• Brownfield- farmstead.</li> <li>• Within the settlement and in keeping with character and form.</li> </ul> <p><b>Issues to consider</b></p> <ul style="list-style-type: none"> <li>• Within 250m of scheduled ancient monument.</li> <li>• Significant trees on adjacent site.</li> </ul>
Public consultation response	Three responses were received, one in objection due to the relationship of the site adjacent to a working dairy farm, support for the site as a central site. A further response noted that there are a number of residential properties within the site and it is considered that the area is appropriate for residential development.
Source/Reason it is proposed	The site was identified within the SHLAA which found “suitable site well related to existing built form of settlement.” The site was included in the ‘Alternative Sites’ consultation document. It is understood that there is an intention of the owner / developer to bring the site forward.

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

### **LKT7 - Crossfell House Farm, Kirkby Thore**

This has been removed from consideration as the landowner has confirmed that they do not wish the site to be considered.



## LKT8 - Field behind Rectory Farm, Kirkby Thore



### LKT8 - Field behind Rectory Farm, Kirkby Thore

Is this site proposed for development?	No
Size	0.44 hectares
Potential Number of Houses	13
Brownfield?	No
Description	This is a greenfield site. It is level at the front and sloping to the rear but with no major topographical constraints. There is existing access onto the site which the highways have considered is acceptable as part of the current planning application process. A Public Right of Way passes along the edge of the site. There are hedgerows along the site boundaries. Neighbouring uses are a farm to one side and Church yard to the other side. The site is located within the settlement of Kirkby Thore.
Is the site suitable?	The site was identified within the SHLAA and found “unsuitable - could potentially be considered in the future subject to LKT6 and LKT7 being developed.”
Is the site available?	The site has been confirmed as available.
Is the site achievable?	Currently unknown.

<b>LKT8 - Field behind Rectory Farm, Kirkby Thore</b>	
When will the site be developed?	Part of the site is covered by the current housing application for 13 dwellings (10/1067).
Issues/Constraints	<p><b>Positive considerations</b></p> <ul style="list-style-type: none"> <li>• Brownfield- farmstead.</li> <li>• Not within flood zones 2 or 3 and no bodies of water close to site.</li> <li>• Existing access.</li> <li>• Good access to facilities.</li> <li>• Not within 250m of an environmental designation.</li> </ul> <p><b>Issues to consider</b></p> <ul style="list-style-type: none"> <li>• Sloping site.</li> <li>• Within 250m of scheduled ancient monument.</li> <li>• Significant trees on adjacent site.</li> <li>• Dependent on development of sites LKT6 and LKT7.</li> </ul>
Public consultation response	One response was received objecting to the site, because it is greenfield.
Source/Reason it is proposed	<p>The site was identified within the SHLAA and found “unsuitable - could potentially be considered in the future subject to LKT6 and LKT7 being developed.”</p> <p>The site was included in the ‘Alternative Sites’ consultation document.</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 78% with the higher the score the more preferable the site subject to overcoming issues raised.

### **LKT9 - Land adjacent Bridle Cottage, Kirkby Thore**

This site is within the Kirkby Thore Roman Fort and associated scheduled ancient monument. It has therefore been excluded from assessment.