

Warcop

About Warcop



Warcop is a village near the A66 road and is 5 miles (8.0 km) north of Kirkby Stephen. Warcop Military Training Area is in an Area of Outstanding Natural Beauty and covers approximately 24,000 acres (9,715 hectares), of which more than half is MoD freehold land, with the balance being held on lease or by licence. Warcop includes many conservation designations: the whole training area, including Stainmore, lies within the North Pennines Area of Outstanding Natural Beauty, with the exception of the southwest corner beyond Hag Lane.

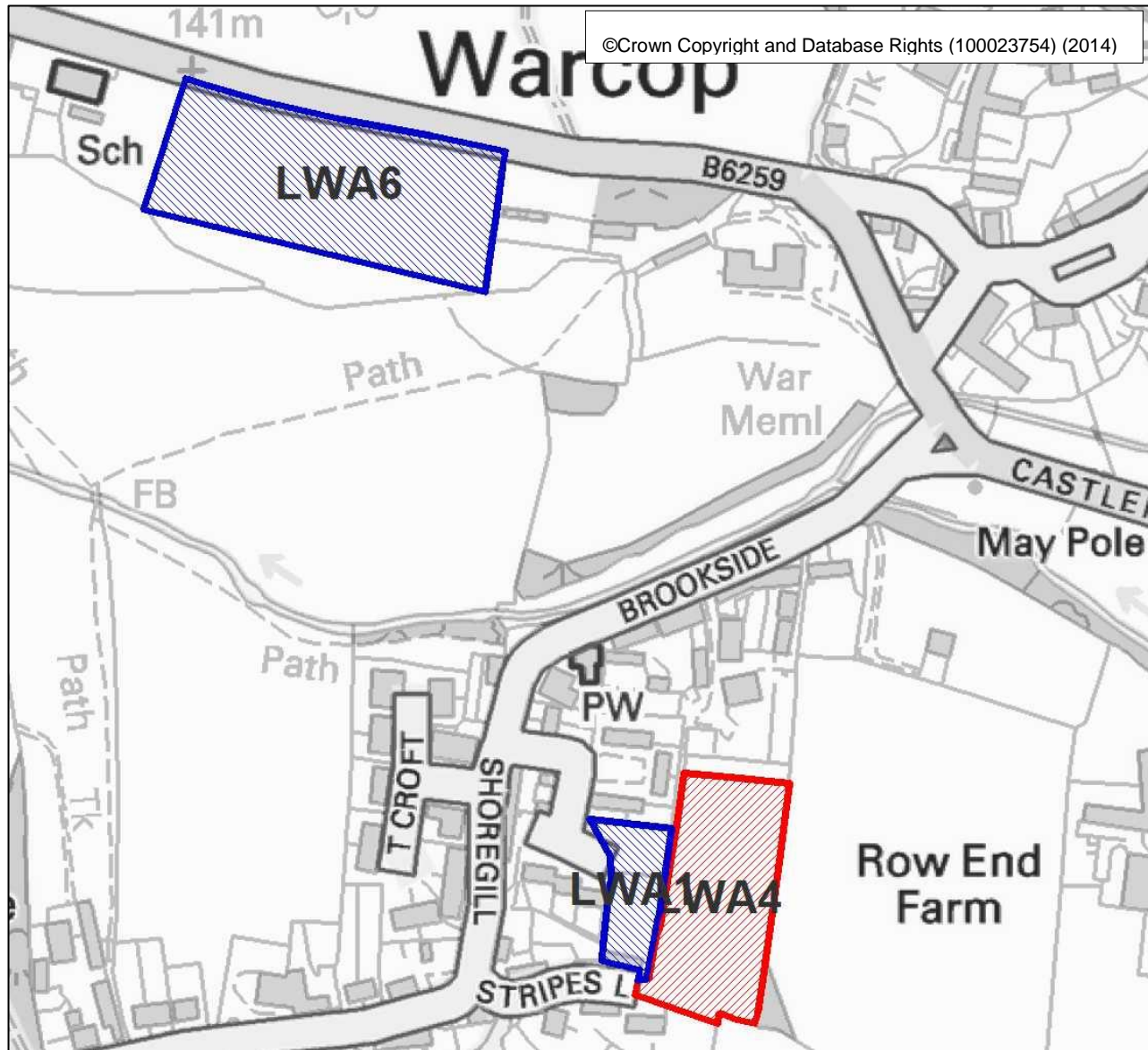
Key statistics - Warcop Parish

Population at 2011	532
% Population change 2001-11	24%
Number of dwellings	256
Number of long term empty dwellings 2014	1
Second & holiday homes 2014	21
% Second & holiday homes 2014	8%
Median household income 2012 (ward)	£25,477
Median house price (ward)	£252,244
Median house price to household income ratio (ward)	9.9
Lower quartile income to house price ratio	16.6
Affordable housing need	5
Households with no car	26

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

Map showing sites in Warcop

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



LWA1 - Martindale View, Warcop



LWA1 - Martindale View, Warcop

Is this site proposed for development?	Yes
Size	0.16 hectares
Potential Number of Houses	5
Brownfield?	No
Description	<p>This is a greenfield site. The site is level with no topographical constraints. There is an existing access onto the site from the existing turning head located on the housing estate. However, there is a domestic timber shed on the site located at the entrance which would need to be relocated. A Public Right of Way passes along the edge of the site within LWA4.</p> <p>Residential properties surround the site on three sides with a green field to the eastern side (site of LWA4). The site is located at the edge of Warcop, and its development would respect the character of the area.</p>
Is the site suitable?	Yes. The site was identified within the SHLAA but was discounted due to its small size.

LWA1 - Martindale View, Warcop	
Is the site available?	It is understood that there is an intention of the owner / developer to bring the site forward. The majority of 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. Part of the site appears to be used as a garden extension with a garden shed located on the site, this would need to be relocated for the site to be available.
Is the site achievable?	Currently unknown.
When will the site be developed?	0-5 years
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Located within settlement and in keeping in terms of scale and form. • Allocated for housing in the Local Plan. • No topographical constraints. • Site not within flood zones 2 or 3. • Served by current acceptable access. • 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"> • Discounted from the SHLAA due to size. • Greenfield site.
Public consultation response	No comments received.
Source/Reason it is proposed	<p>The site was included in the Issues and Options consultation document.</p> <p>Site allocated as Housing Land within the 1996 Local Plan.</p>

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

LWA2 - Land at Castlehill Road, Warcop

This site was included in the Alternative Sites consultation document has not been taken forward for assessment as the site is within flood zones 2 and 3b. Flood zone 3b is the functional floodplain and any development must be subject to an exceptions and sequential test. This site would fail this test within this process.

LWA3 - Eden Gate Farm, Stripes Lane, Warcop

This site now benefits from Planning Permission under Council ref 11/0145 and has therefore been removed from consideration.

LWA4 - Land adjacent Martindale View, Warcop



LWA4 - Land adjacent Martindale View, Warcop

Is this site proposed for development?	No
Size	0.51 hectares
Potential Number of Houses	15
Brownfield?	No
Description	<p>The site is a greenfield site adjacent to LWA1. The site is a level site with no topographical constraints. The site would need to be accessed through site LWA1. A Public Right of Way passes along the edge of the site. There are a number of trees on the boundary of the site.</p> <p>Residential properties and agricultural fields surround the site. The site is located at the edge of Warcop. The development of the site would respect the character of the area.</p>
Is the site suitable?	Currently unknown.

LWA4 - Land adjacent Martindale View, Warcop	
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 used for grazing therefore subject to any grazing tenancies on it, the site is available.
Is the site achievable?	Currently unknown.
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>Positive considerations</p> <ul style="list-style-type: none"> • Identified as suitable for housing in the SHLAA. • No topographical constraints. • Site not within flood zones 2 or 3. • Served by current acceptable access. • 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"> • Greenfield site. • Access constraints. • On the edge of the settlement. • Public right of way along the edge of the site.
Public consultation response	No comments received.
Source/Reason it is proposed	<p>The site was included in the Alternative Sites consultation document.</p> <p>The site was identified within the SHLAA which found “suitable provided scale is suitable and access issues are resolved.”</p>

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

LWA5 - Land adjacent Shoregill, Warcop

This site was included in the Alternative Sites consultation document but has not been taken forward for assessment as it falls below the minimum site size threshold for allocation.

LWA6 - Land adjacent Warcop School, Warcop



LWA6 - Land adjacent Warcop School, Warcop

Is this site proposed for development?	Yes
Size	0.91 hectares
Potential Number of Houses	27 (10 proposed in Plan)
Brownfield?	No
Description	This is greenfield site. It is level but set at a slightly higher level than the road level. There are significant trees along the frontage of the site. There is an existing access onto the site which is close to the school. Agricultural fields surround the site, which is located outside the settlement of Warcop. Its development would not respect the character of the area.
Is the site suitable?	The site was identified within the SHLAA which found “unsuitable due to scale of proposed development in open countryside, it would be poorly related to existing built form.”. This related to a larger number of dwellings/site.
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 used for grazing therefore subject to any grazing tenancies on it, the site is available.
Is the site achievable?	Currently unknown.

LWA6 - Land adjacent Warcop School, Warcop	
When will the site be developed?	2014-19
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Located within settlement. • No topographical constraints. • Site not within flood zones 2 or 3. • Served by current acceptable access. • 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"> • Greenfield site. • Tree designations.
Public consultation response	No comments received.
Source/Reason it is proposed	<p>The site was included in the Alternative Sites consultation document.</p> <p>The site was identified within the SHLAA which found “unsuitable due to scale of proposed development in open countryside, it would be poorly related to existing built form.”</p>

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

LWA7 - Land adjacent West Leigh, Warcop

This site was included in the Alternative Sites consultation document but has not been taken forward for assessment as it falls below the minimum site size threshold for allocation.

LWA8 - Land at Warcop Station, Warcop

This site was included in the Alternative Sites consultation document but has not been taken forward for assessment as it falls below the minimum site size threshold for allocation.