

Kirkby Stephen Area Profile

October 2015

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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. It remains an important centre for the local farming community and has a well-attended agricultural mart. It provides a wide range of employment in a substantial retail and service sector and is an educational centre, with infant and primary schooling and an ancient Grammar School (now a comprehensive) that is the principal secondary school in the Upper Eden Valley. Kirkby Stephen also has a well-equipped Upper Eden Health Centre providing first-line care for the whole local community. The town stands on a low ridge that runs north-south beside the River Eden, but this ridge lies within a wide basin surrounded by low, undulating hills. These screen Kirkby Stephen from almost all approaches and as a result high-quality rural scenery extends almost to its doorstep and little of the town is visible until the traveller actually arrives. This high-quality scenery is particularly evident on the east, where the slopes beyond the River Eden rise to the village of Hartley (itself largely hidden in a fold of the ground). Beyond, limestone scars climb to the moorland summits of Nine Standards Rigg.

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 and holiday homes 2014	50
% Second and 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

Table 1 - Key Facts - Kirkby Stephen¹

¹ Sources: Office of National Statistics, Census 2011, Council Tax Data, CACI

Detailed Site Assessment - Allocated Sites

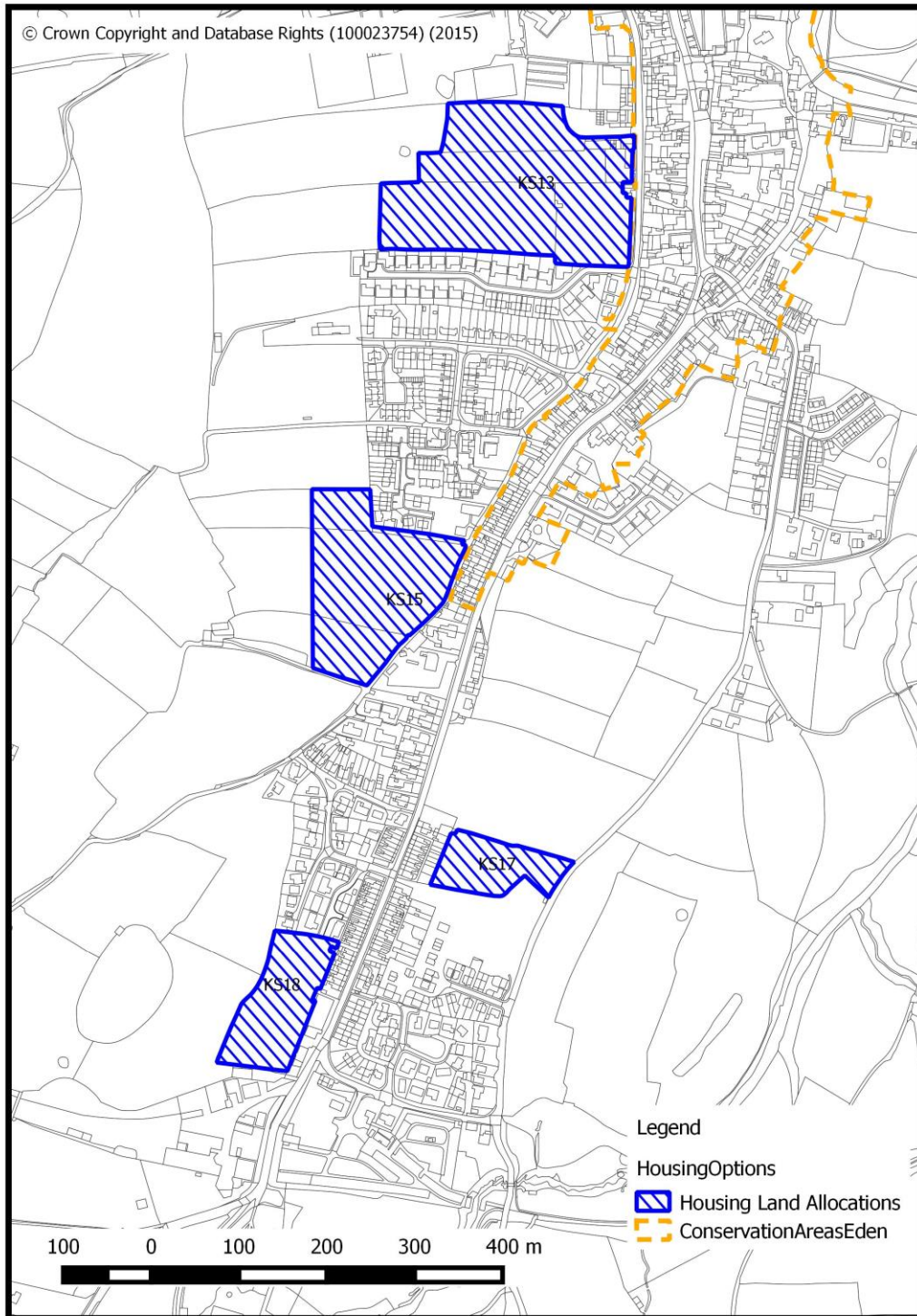


Figure 1 - Map Showing All Allocated Sites in Kirkby Stephen

Site KS13 - Land to West of Faraday Road, Kirkby Stephen

Site Information	
Topic	Comments
Site Name	Land to West of Faraday Road, Kirkby Stephen
Site Ref	KS13
Size (ha)	4.09
Current Use	Agricultural
Proposed Use	Residential - 70 Dwellings
Summary Description	A greenfield site on the edge of town, the site falls within the setting of the conservation area and a listed building. Whilst the site is greenfield, there are limited brownfield opportunities within the settlement and therefore well related greenfield sites are considered to be the best option.

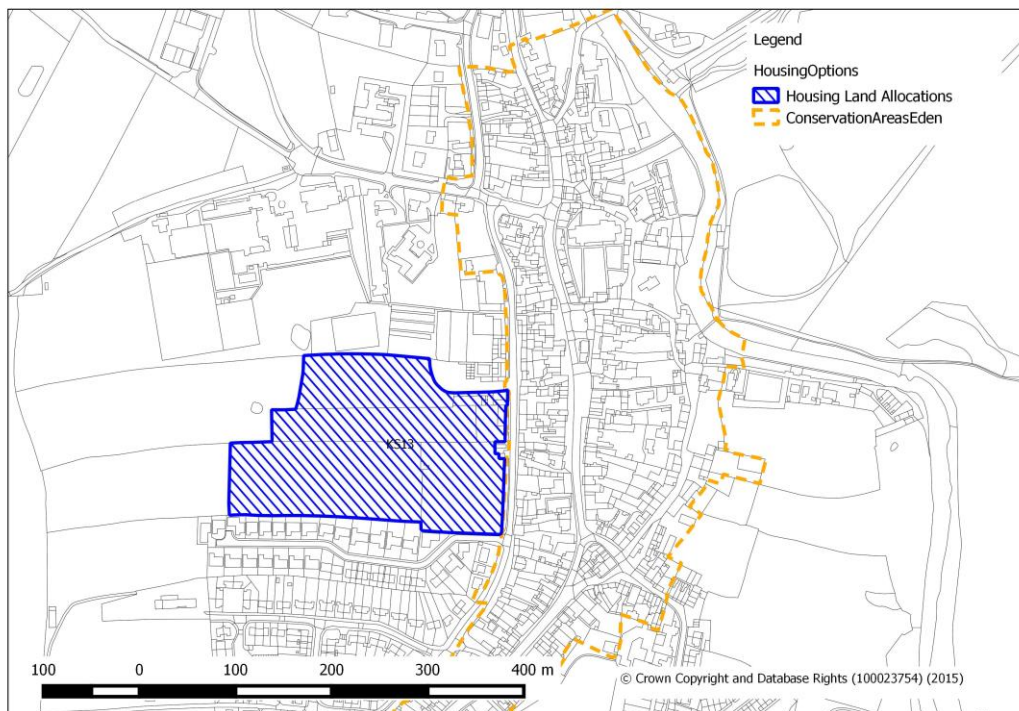


Figure 2 - Site KS13 - Land to west of Faraday Road

Suitability and Deliverability of Site		
Topic	Assessment	Score
Location	The site is a relatively level greenfield site in agricultural use on the western edge of Kirkby Stephen. An existing residential area lies to the south, the mixed use town centre to the east, the auction mart to the north and open countryside to the west.	
Accessibility	The closest bus stop is located on Market Street, approximately 450 metres from the site. There is a Public Right of Way to the north of the site.	
Suitability for Proposed Use	The site is well located in relation to the town's facilities and services, and forms a logical extension area. The site is approximately 200m from the River Eden SSSI and SAC and potential impacts on these designated areas would need further consideration. The site is adjacent to a County Wildlife site and could potentially impact on the nature conservation interests there, and would need further assessment and mitigation. The site lies adjacent to Kirkby Stephen Conservation Area and has the potential to impact upon its setting. The auction mart lies adjacent to the north boundary so possible amenity impacts for future occupiers would need to be considered in the design of the scheme.	
Fit with Strategic Policy, Objectives and Direction	The site is well located within the Market Town of Kirkby Stephen. In the emerging local plan 'Market Towns' are identified as the "focus for moderate development appropriate to the scale of the town".	
Physical Infrastructure Capacity	There are two potential access points to the development which should be utilised to improve permeability of the site. United Utilities have confirmed that there are no capacity issues.	
Service Infrastructure Capacity	Kirkby Stephen Primary School is located within 520m of the site; with Kirkby Stephen Grammar School located within 450m. Kirkby Stephen Medical Centre is located within 400m of the site.	

Availability?	The Landowner's agent confirmed site availability in September 2014.	
Achievability?	This is a greenfield site with no major known constraints in marketable location. Therefore, it is reasonable to assume the site could be achievable in the plan period. There has been previous house builder interest, but no known interest at present.	

Potential Impacts of Development: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is within 200m of the Riven Eden SAC/SSSI.	
Population	The site would provide new housing, including affordable housing to meet local need.	
Human Health	The site is located next to the Auction Mart, which has the potential to cause noise, odour and traffic disturbance.	
Soil	The land is classified as Grade 3 agricultural land. Buildings are located on the edge of the site; however the likelihood of contamination is low.	
Water	The site is not located within a flood zone or within 8m of a body of water. Small parts of the site are shown to be at risk of surface water flooding. A flood risk assessment would be required to assess the risk and potential impacts in more detail. United Utilities have confirmed that there are no water capacity issues.	
Air	The site is located within Kirkby Stephen town centre; however there are no known air quality issues.	

Cultural Heritage	<p>The site falls within the setting of the Conservation Area and of a single Listed Building and has the potential to affect both. Development of the site would be permissible if it establishes a relatively continuous urban frontage along Faraday Road and any buildings have high standards of design and material appearance that reflect the scale, massing and variety of roof and eaves heights that building opposite within the Conservation Area possess.</p>	
Landscape	<p>Development does not affect designated landscape.</p> <p>The site does not have many visual receptors and is well screened by existing features. Boundary hedging should be retained to screen any development.</p> <p>Although the site is of a large scale and on the edge of the settlement, it is felt development of a good design would not have negative implications on the landscape character.</p>	

Site KS15 - Land Adjacent to Croglam Lane, Kirkby Stephen

Site Information	
Topic	Comments
Site Name	Land adjacent to Croglam Lane, Kirkby Stephen
Site Ref	KS15
Size (ha)	2.55
Current Use	Agricultural
Proposed Use	Residential - 60 dwellings.
Summary Description	The site is a greenfield site on the edge of Kirkby Stephen. 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. A Public Right of Way runs along the eastern edge of the site. Neighbouring uses are residential and open fields.

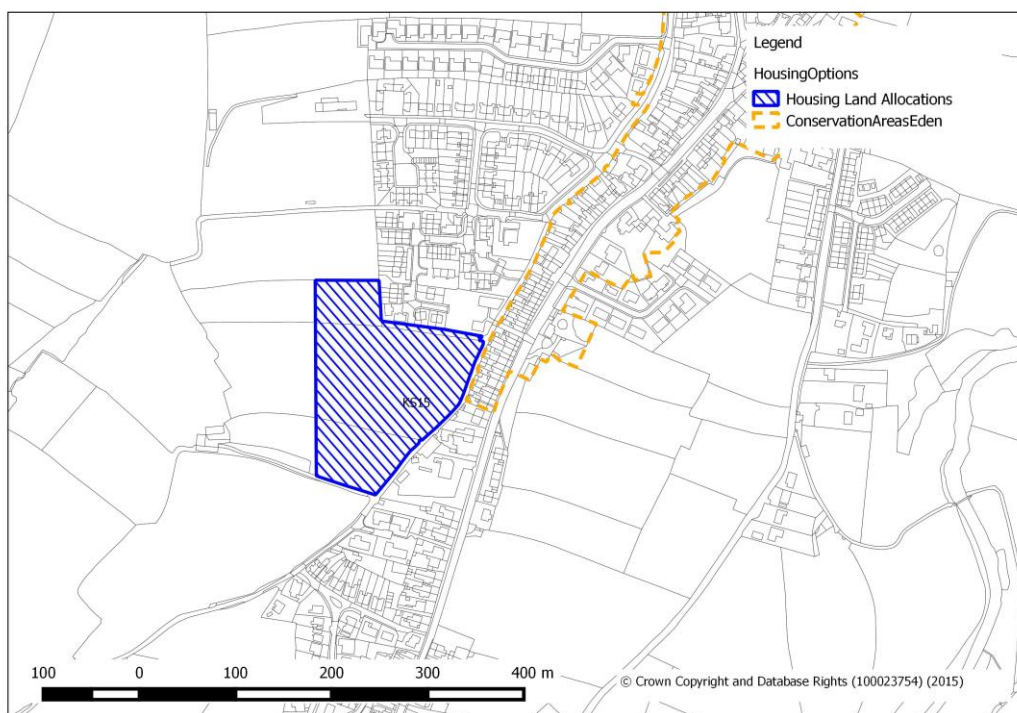




Figure 3 - Site KS15 - Land adjacent to Croglam Lane

Suitability and Deliverability of Site		
Topic	Assessment	Score
Location	The site lies to the west of Kirkby Stephen, adjacent to its Conservation Area, and its development would extend the town into the rural landscape.	
Accessibility	There is a bus stop (Station Road) located within 430 metres of the site. There is a Public Right of Way to the eastern edge of the site.	
Suitability for Proposed Use	Logical extension site close to Kirkby Stephen town centre and well related to the town's facilities and services. The site lies to the west of Kirkby Stephen, adjacent to its Conservation Area, and its development would extend the town into the rural landscape. The development of the site will result in visual and landscape impacts and possible impact on the setting of the Conservation Area. These impacts can however be mitigated through an appropriate design scheme and high quality landscaping. The site is relatively well screened by existing boundary planting. The site's topography may constrain the capacity of the site. The site would need to be accessed through the adjacent Westbrook Park and Rowgate and two accesses would be preferable to assist permeability. Croglam Lane would need to be improved as a lit cycle route to the town centre. Although the site is greenfield, there are limited brownfield opportunities within Kirkby Stephen and well related greenfield offers the best option for development.	
Fit with Strategic Policy, Objectives and Direction	The site is well located within the Market Town of Kirkby Stephen. In the emerging local plan 'Market Towns' are identified as the "focus for moderate development appropriate to the scale of the town".	
Physical Infrastructure Capacity	There are two potential access points which should both be utilized to improve permeability of the development site. The development should improve Croglam Lane as a lit cycle path providing access to the town centre. United Utilities have confirmed that there are no capacity issues.	

Service Infrastructure Capacity	Kirkby Stephen Primary School is located within 550m of the site; Kirkby Stephen Grammar School is located within 930m of the site. Kirkby Stephen Medical Centre is located within 890m of the site.	
Availability?	Agent confirmed site availability on behalf of owner in May 2014.	
Achievability?	Greenfield site with no major constraints in marketable location. However no known specific developer interest or firm owner intention at this stage so likely to be a longer term proposal.	

Potential Impacts of Development: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is within 500m of the River Eden SAC/SSSI.	
Population	The site would provide new housing, including affordable housing to meet local need.	
Human Health	No perceived issues for human health. The site is located on the edge of the town; improvements would need to be made to encourage walking or cycling into the town centre.	
Soil	The land is classified as Grade 3 Agricultural Land. There are no known land contamination issues.	
Water	The site is not located within a flood zone or within 8m of a body of water. There are known surface water issues within 8m of the site.	
Air	There are no known air quality issues.	

<p>Cultural Heritage</p>	<p>North Eastern boundary of the site shared with Kirkby Stephen Conservation Area.</p> <p>The south east edge of Croglam Lane, opposite the proposed allocation site, is harmed by modern C20th garages of very poor design standard and the highway, for much of its length adjacent to the site, is very narrow with poor surfacing. To develop the site access would either have to be from the south via Rowgate or via the modern Westgarth estate to the north. Croglam Lane should be retained as an improved footway route into the town centre and any development should pay for this infrastructure improvement. There is no need for any new development to be traditional in terms of street layout but any buildings located close to the CA boundary should be designed so as to enhance the setting of the CA, in terms of building form and material quality.</p> <p>The site is within the setting of the Croglam Castle Scheduled Ancient Monument (SAM). Use of open space, layout and choice of materials will be important in mitigating any impact on the SAM and there may be an opportunity to upgrade Croglam Lane as an improved footway.</p>	
<p>Landscape</p>	<p>Development does not affect designated landscape.</p> <p>The site does not have many visual receptors and is well screened by existing features. Boundary hedging should be retained to screen any development.</p>	

Site KS17 - Land Behind Park Terrace, Kirkby Stephen

Site Information	
Topic	Comments
Site Name	Land behind Park Terrace, Kirkby Stephen
Site Ref	KS17
Size (ha)	0.75
Current Use	Agricultural
Proposed Use	Residential - 23 dwellings.
Summary Description	The site is greenfield but well related to Kirkby Stephen and a recently developed housing site. There are mature trees on site which the adjacent development protected and it is considered that these trees could still stay depending on layout. Whilst the site is within 300m of the River Eden, it is considered that use of appropriate SUDS would mitigate any impacts as with the site adjacent.

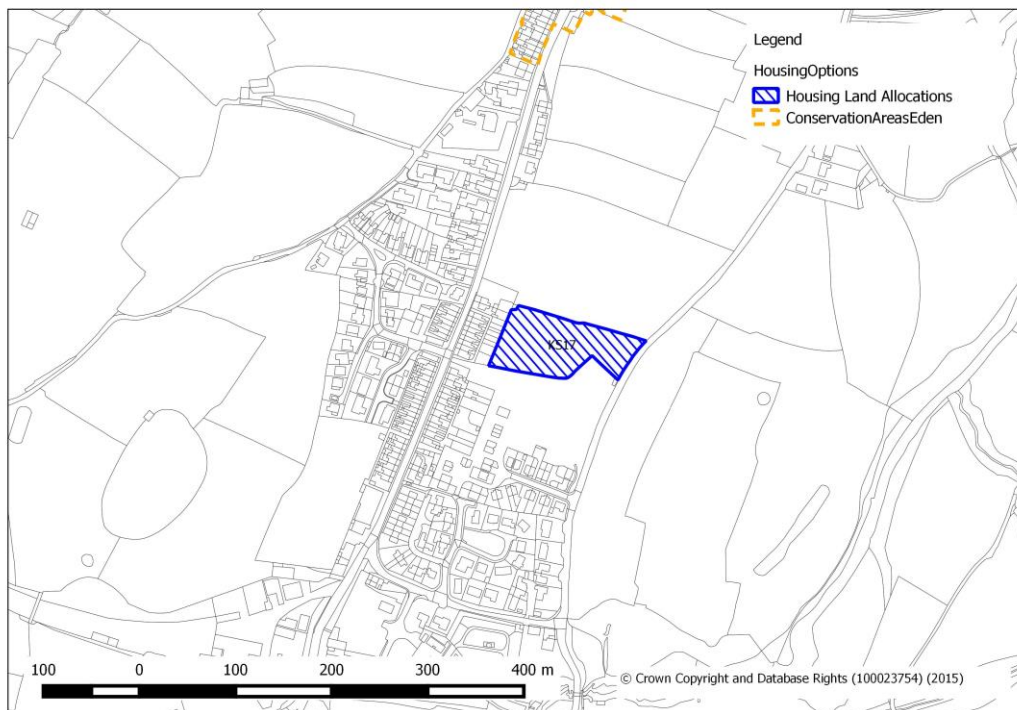


Figure 4 - Site KS17 - Land behind Park Terrace

Suitability and Deliverability of Site		
Topic	Assessment	Score
Location	Gently sloping greenfield site in agricultural use adjacent to Nateby Road in the south of Kirkby Stephen. Existing residential development lies to the east, a recently completed housing development to the south and agricultural fields to the north.	
Accessibility	There is a bus stop (Station Road) within 270m of the site. There is a Public Right of Way to the eastern corner of the site.	
Suitability for Proposed Use	Potentially suitable subject to further investigation of impacts. The development of the site would result in visual and landscape impacts given that it would result in the extension of the town into undeveloped countryside. The Kirkby Stephen LVIA concluded that these impacts would be slight to moderate. The site lies approx. 300m from the River Eden SAC/SSSI so potential impacts on biodiversity would need exploring. A Public Right of Way crosses the site and would need to be incorporated into the development.	
Fit with Strategic Policy, Objectives and Direction	The site is well located within the Market Town of Kirkby Stephen. In the emerging local plan 'Market Towns' are identified as the "focus for moderate development appropriate to the scale of the town".	
Physical Infrastructure Capacity	There are no perceived highways issues, however pedestrian access should be provided to South Road (A685). United Utilities have confirmed that there are no capacity issues.	
Service Infrastructure Capacity	Kirkby Stephen Primary School is located within 465m of the site, and Kirkby Stephen Grammar school is located within 1400m. Kirkby Stephen Medical Centre is located within 1375m.	
Availability?	Confirmation has been received that the site is available.	

Achievability?	Developer of KS1 to the south has an option on the site. Reasonable to assume that the site could be delivered in the plan period given recent development adjacent.	
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Potential Impacts of Development: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is within 290m of the River Eden SAC/SSSI.	
Population	The site would provide new housing, including affordable housing to meet local need.	
Human Health	There are no known issues to human health.	
Soil	The land is classified as Grade 3 Agricultural Land. There are no known contamination issues.	
Water	The site is not located in a flood risk area or within 8m of a body of water. United Utilities have confirmed that there are no capacity issues.	
Air	There are no known air quality issues.	
Cultural Heritage	No historic features nearby.	
Landscape	Development does not affect designated landscape. The development of site KS1 (adjacent) makes this site logical for development.	

Site KS18 - Land Adjacent to Croglam Park, Kirkby Stephen

Site Information	
Topic	Comments
Site Name	Land adjacent to Croglam Park, Kirkby Stephen
Site Ref	KS18
Size (ha)	1.18
Current Use	Agricultural
Proposed Use	Residential - 35 dwellings.
Summary Description	A greenfield site influenced by the Croglam Castle Scheduled Ancient Monument (SAM), use of open space, layout and choice of materials will be important in mitigating any impact on the SAM and there may be an opportunity to upgrade Croglam Lane as an improved footway. Although the site is greenfield, there are limited brownfield opportunities within Kirkby Stephen and well related greenfield offers the best option for development.

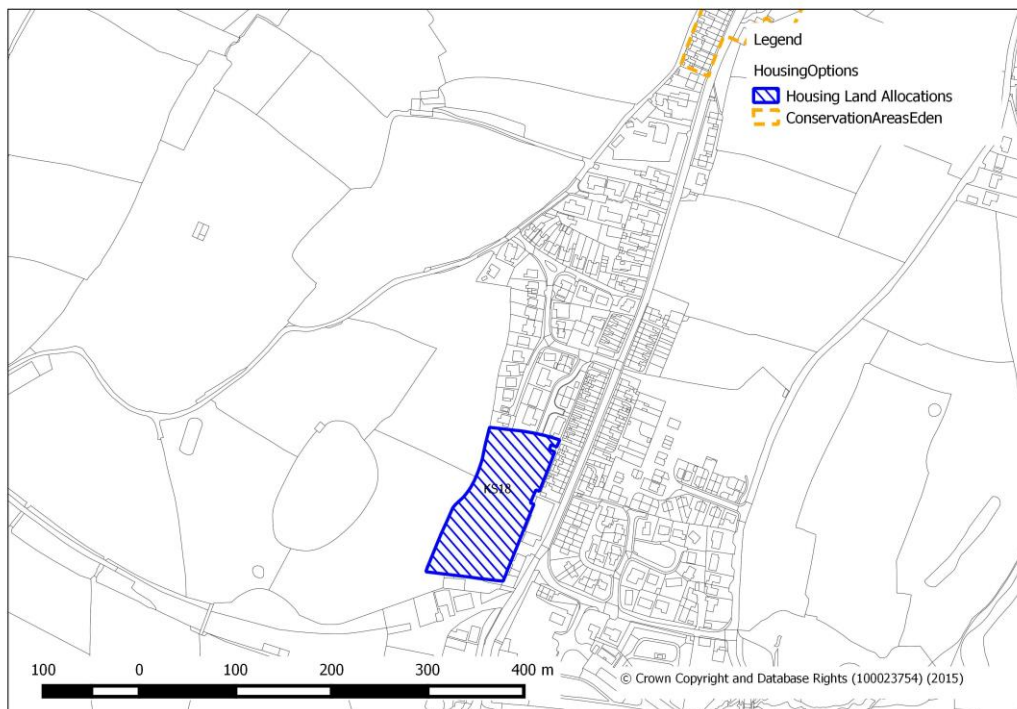


Figure 5 - Site KS18 - Land adjacent to Croglam Park

Suitability and Deliverability of Site		
Topic	Assessment	Score
Location	Sloping greenfield site in agricultural use (semi-improved pasture land) on the south western edge of Kirkby Stephen to the north of the Kirkby Stephen East Heritage railway and Station Yard industrial/business units. Residential properties to the east and north, and countryside and Croglam Castle Scheduled Ancient Monument to the west.	
Accessibility	There is a bus stop (Station Road) located within 50m of the site.	
Suitability for Proposed Use	<p>The site is considered to be suitable subject to further assessment and mitigation of potential highways, surface water and amenity issues. The site lies in close proximity to Croglam Castle Scheduled Ancient Monument and would require a careful assessment of potential impacts on this significant heritage asset and a sensitive design to avoid/mitigate impacts.</p> <p>The LVIA indicates slight to moderate landscape impacts in terms changes to landform, land cover and landscape character. Potential impacts on the constrained local highways network would require further assessment and potential mitigation.</p> <p>Potential impacts on flood risk on the site and in the local area would need to be further investigated due to identified surface water issues on the Environment Agency flood map. Potential amenity impacts for would be occupiers due to industrial/commercial/railway uses to the south.</p>	
Fit with Strategic Policy, Objectives and Direction	The site is well located within the Market Town of Kirkby Stephen. In the emerging local plan 'Market Towns' are identified as the "focus for moderate development appropriate to the scale of the town".	
Physical Infrastructure Capacity	<p>Access appears restricted to one point off Rowgate</p> <p>There may be issues with 'permeability' both vehicular and pedestrian.</p> <p>The site seems to be land locked. It shows access over a piece of land not highway leading to Rowgate.</p> <p>Rowgate is suitable for up to 100 housing units in total.</p> <p>The Croglam Park cul-de-sac would accommodate up</p>	

	to 50. This would probably need a larger than usual turning head given the layout length and difficulties for the odd large vehicle to reverse out but this is a matter of design detail.	
Service Infrastructure Capacity	Kirkby Stephen Primary School is located within 1100m of the site and Kirkby Stephen Grammar School is located within 1600m. Kirkby Stephen Medical Centre is located within 1500m of the site.	
Availability?	Agent confirmed site availability on behalf of landowner in May 2014.	
Achievability?	Greenfield site in marketable location. Reasonable to assume it could be delivered in plan period. Known interest in developing the site.	

Potential Impacts of Development: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is located within 275m of the River Eden SAC/SSSI.	
Population	The site would provide new housing, including affordable housing to meet local need.	
Human Health	Site in within close proximity to industrial uses including recycling/ scrap metal centre. Residents may be affected by noise, pollution and traffic disturbance.	
Soil	The land is classified as partially Grade 3 and partially Grade 4 agricultural land. There are no known contamination issues.	
Water	The site is not located in a flood zone or with 8m of a body of water. There are some surface water issues on site.	
Air	There are no known air quality issues.	
Cultural Heritage	Site is within 70m of Croglin Castle SAM. Sympathetic siting and design would be required to ensure no negative effects.	
Landscape	Development does not affect designated landscape. Development of the site would have very limited visual	

	impact outside the site's vicinity, and would follow the natural progression of development. Good design and siting would be required to ensure no negative visual impact from Croglam Castle (SAM).	
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Appendix 1 - Kirkby Stephen Sites (All)

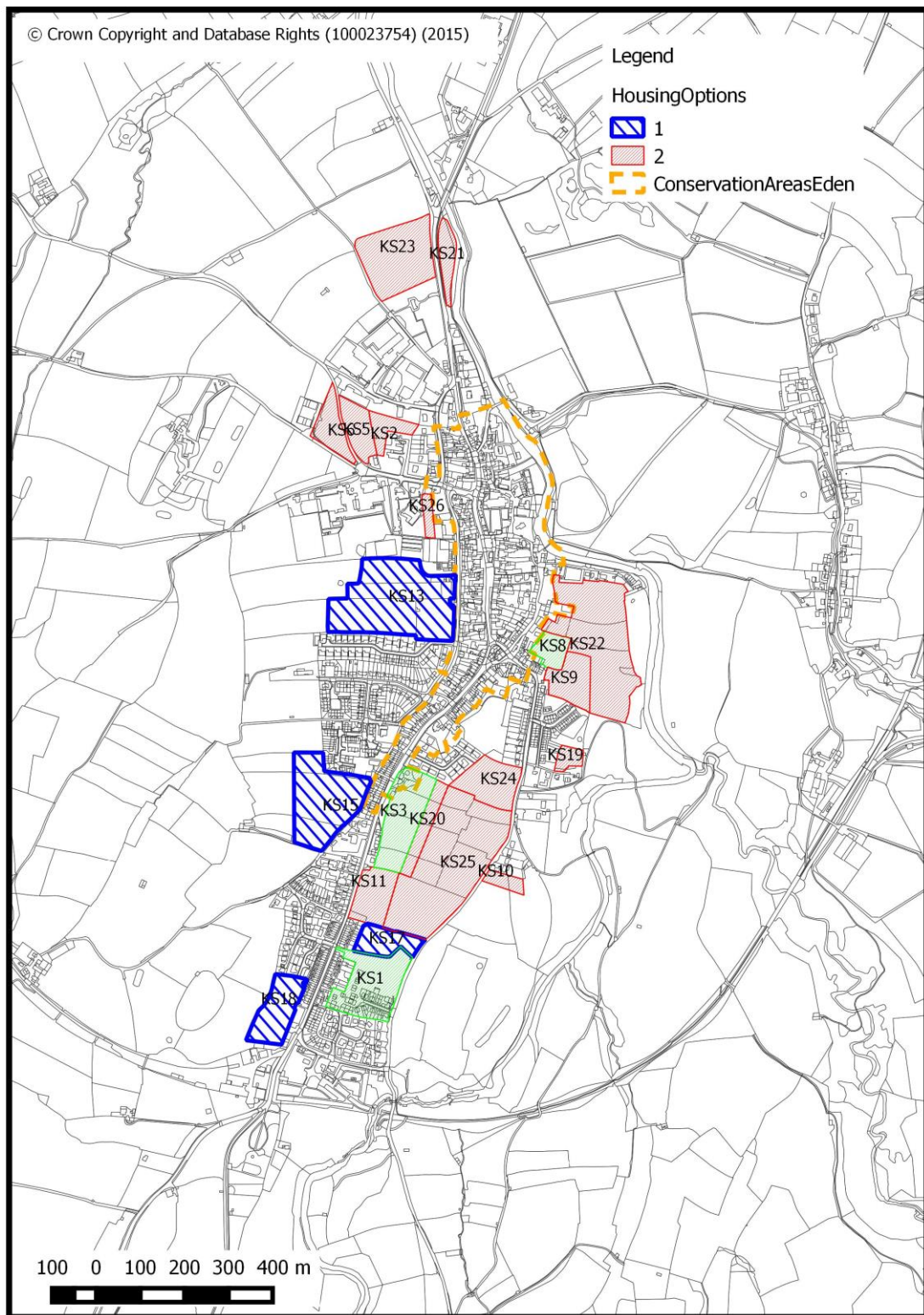


Figure 6 - All Sites Considered in Kirkby Stephen