

Eden Local Plan Examination Hearings May 2017

Draft Agenda

Wednesday 3 May

Brough and Kirkby Stephen

Strategic Issues

1. Policy LS2 Housing Targets and Distribution.

Is the proposed distribution of housing growth between the three Market Towns fully justified?

Is the amount of housing growth now proposed in Upper Eden based on a credible evidence base that demonstrates that it is sustainable development?

Are the targets that are being advanced consistent with the proposals in the Upper Eden adopted Neighbourhood Plan?

If not are the departures in proposed housing growth numbers justified?

Is there sufficient infrastructure to support the level of housing growth now proposed at Kirkby Stephen?

If not what evidence is there to demonstrate that infrastructure deficiencies will be rectified to a timescale that enables the Plan's proposals to be delivered to the required timescale?

Is the assumed density of new housing development (25dph) appropriate in the context of anticipated measures that will be required to avert additional flooding?

Is sufficient employment land now being proposed in Upper Eden?

Site Allocations

1. Kirkby Stephen

Was the Council's original ranking of housing development sites robust?

Were/are the Council's delivery assumptions correct?

Are the Council's revisions to site development considerations correct?

The above with particular reference to sites

a. Proposed for development in the submitted plan

KS13, Faraday Road,

KS15, Croglam Lane,

KS17, East of Park Terrace,

KS18, Croglam Park.

b. Proposed in the draft modifications

Site KS11, North of Park Terrace,

Site KS24, Manor Court,

Site KS25, Nateby Road,

Is the Council justified in discounting sites

KS3 and 20, Whitehouse Farm,

KS9, The Crescent Nateby Road,

KS11, North of Park Terrace,

KS22, Mellbecks,

KS26 Christian Head,

Mountain Rescue site.

Individual site considerations

Sites KS3 and 20, Whitehouse Farm,

Are there insurmountable ecological or drainage constraints?

Site KS9, The Crescent, Nateby Road,

Site KS11, North of Park Terrace,

Site KS13, Faraday Road,

To what extent should landscape considerations dictate the western extent of this site?

Site KS15, Croglam Lane,

Does the site have an acceptable access?

Site KS17, East of Park Terrace,

Site KS22, Mellbecks,

Site KS24, Manor Court,

Site KS25, Nateby Road,

Site KS26 Christian Head.