



**Kirkby Stephen Position Statement  
November 2017**

 *Eden*  
*District Council*

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## **Introduction**

This Kirkby Stephen Position Statement (November 2017) is a background document to the Schedule of Proposed Further Main Modifications to the Eden Local Plan, specifically the proposed amendments to Policy KS1 (A Town Plan for Kirkby Stephen).

The document sets out the rationale for the proposed changes to Policy KS1.

## Further Main Modifications to Policy KS1

Since Eden District Council undertook consultation on the Proposed Main Modifications to the Eden Local Plan (July-August 2017), planning permission has been granted for residential development on three significant sites in Kirkby Stephen, as summarised below:

- 16/0224: Full planning application for residential development of 13 dwellings at Land adj. to Croglam Park, Kirkby Stephen – Approved 20/10/2017 [this represents site KS13]
- 17/0073: Outline planning application for residential development including access at land off Christian Head, Kirkby Stephen – Approved 05/10/17. Indicative capacity: 35 dwellings
- 17/0263: Outline planning application for residential development with access, all other matters reserved, at Whitehouse Farm, High Street, Kirkby Stephen – Approved 31/08/17  
Indicative capacity: 60 dwellings [this represents part of sites KS3b, KS20 and KS25]

The implications of planning permission being granted for the residential development of the aforementioned sites, in addition to a couple of small sites, are as follows:

- The number of dwellings already under construction or permitted increases from 32 to 142
- The number of dwellings that EDC need to identify land for (the residual housing requirement) decreases from 250 to 140
- There is a need to reduce the number of residual allocations from that set out in the Proposed Main Modifications to the Eden Local Plan.

The Housing Targets and Distribution table, which accompanies Policy LS2 (see the Further Additional Modifications – Appendix 1), has been updated to take into account the most recent approvals and completions for all settlements, and includes amendments to:

- the 'dwellings already under constructed or permitted'
- the 'residual requirement' and 'annual requirement' figures for Kirkby Stephen
- the 'total' figures for towns, the rural area and overall District total

In view of the reduction in the residual housing requirement (from 250 to 140 dwellings), it has been necessary to review the housing site allocations for Kirkby Stephen (Appendix 5 to the Proposed Main Modifications indicated that a total of six sites with a combined yield of 250 dwellings would be required to meet the residual housing figure).

The selection of housing site allocations was previously based on the site scoring exercise set out in the Housing Sites Technical Paper – July 2014 (Examination

Library ref. SD027). However, as a consequence of EDC being alerted to errors in this document (as part of the public consultation of the Proposed Main Modifications to the Eden Local Plan), which is in part due to the site scoring not being fully up to date, the Council has taken opportunity to update the scoring of sites in Kirkby Stephen. See Appendix 1 for a map of the sites in Kirkby Stephen, which were identified in the Land Availability Assessment.

Some sites were excluded before the scores were updated for the following reasons:

- They have received planning permission, are being built out or are completed
- They are subject to some sort of 'showstopper' constraint, such as severe flood risk, impact on important nature sites, or severe impact on the historic environment
- They fall below our site size threshold for allocation (sites must be able to accommodate at least four dwellings)

Based on the criteria above the following sites were identified as appropriate for further assessment.

#### **Sites to be reviewed**

KS11 – Land adjacent to Park Terrace

KS13 – Land to west of Faraday Road

KS17 – Land behind Park Terrace

KS24 – Land adjacent to Manor Court

KS25 – Land west of Nateby Road

Each site was scored against the Housing Matrix in Appendix 2, and a single value was assigned accordingly. The revised scoring is shown below.

## Revised Site Scoring

	1a	1b	1c	1d	1e	2a	2b	2c	2d	2e	2f	3a	3b	3c	3d	3e	3f	4a	Total	%
<b>KS17</b>	3	2	3	n/a	3	2	0	4	5	3	5	4	4	3	3	3	2	5	203	83%
<b>KS26</b>	3	2	3	n/a	3	3	0	4	5	3	5	4	3	3	3	3	3	4	203	83%
<b>KS13</b>	3	2	3	n/a	4	3	0	4	5	3	5	3	3	2	3	2	3	4	193	79%
<b>KS11</b>	3	2	3	n/a	2	2	0	4	4	3	5	3	3	3	3	3	2	4	185	76%
<b>KS24</b>	3	2	3	n/a	2	2	0	4	4	3	5	3	3	3	3	2	1	5	180	74%
<b>KS25</b>	3	2	3	n/a	1	2	0	4	2	3	5	2	3	2	3	2	1	5	160	66%

The scores above should be read alongside the scoring matrix in Appendix 2. Each of the criteria (1a, 1b, etc.) is weighted depending on its significance, and these weightings are detailed in Appendix 2. The score for each of the criteria is multiplied by the weighting and the results are added together, which is shown in the 'Total' column.

With reference to the site scoring exercise, the highest scoring sites are relied upon to meet the residual housing requirement. The top three highest scoring sites are as follows:

- KS17: 203 points - indicative yield of 24 dwellings
- KS26: 203 points – indicative yield of 9 dwellings
- KS13: 193 points – indicative yield of 128 dwellings

**Total yield: 161 dwellings** – this adequately meets the residual housing requirement figure of 140 dwellings.

There is also a need to identify additional housing sites for possible future growth in accordance with Policy LS2. These sites represent additional suitable land for housing development that builds in flexibility in supply if housing from other sources does not materialise. Future growth sites will only be released for development where triggered by circumstances set out in Policy LS2. The sites to be identified for future growth in Kirkby Stephen are as follows:

- KS11: 185 points – indicative yield of 32 dwellings

Allocated sites for housing in Kirkby Stephen:

Ref	Address	Area	Indicative Phasing			Total
			2014-2019	2019-2024	2024-2032	
KS13	Land to west of Faraday Road	5.39		60	68	128
KS17	Land behind Park Terrace	0.75		24		24
KS26	Land at Christian Head Care Home	0.2			9	9
	<b>Total</b>		<b>0</b>	<b>84</b>	<b>77</b>	<b>161</b>

Future Growth Sites in Kirkby Stephen:

Location	Ref	Address	Area	Total
Kirkby Stephen	KS11	Land adjacent to Park Terrace	1.02	32

## **Conclusion**

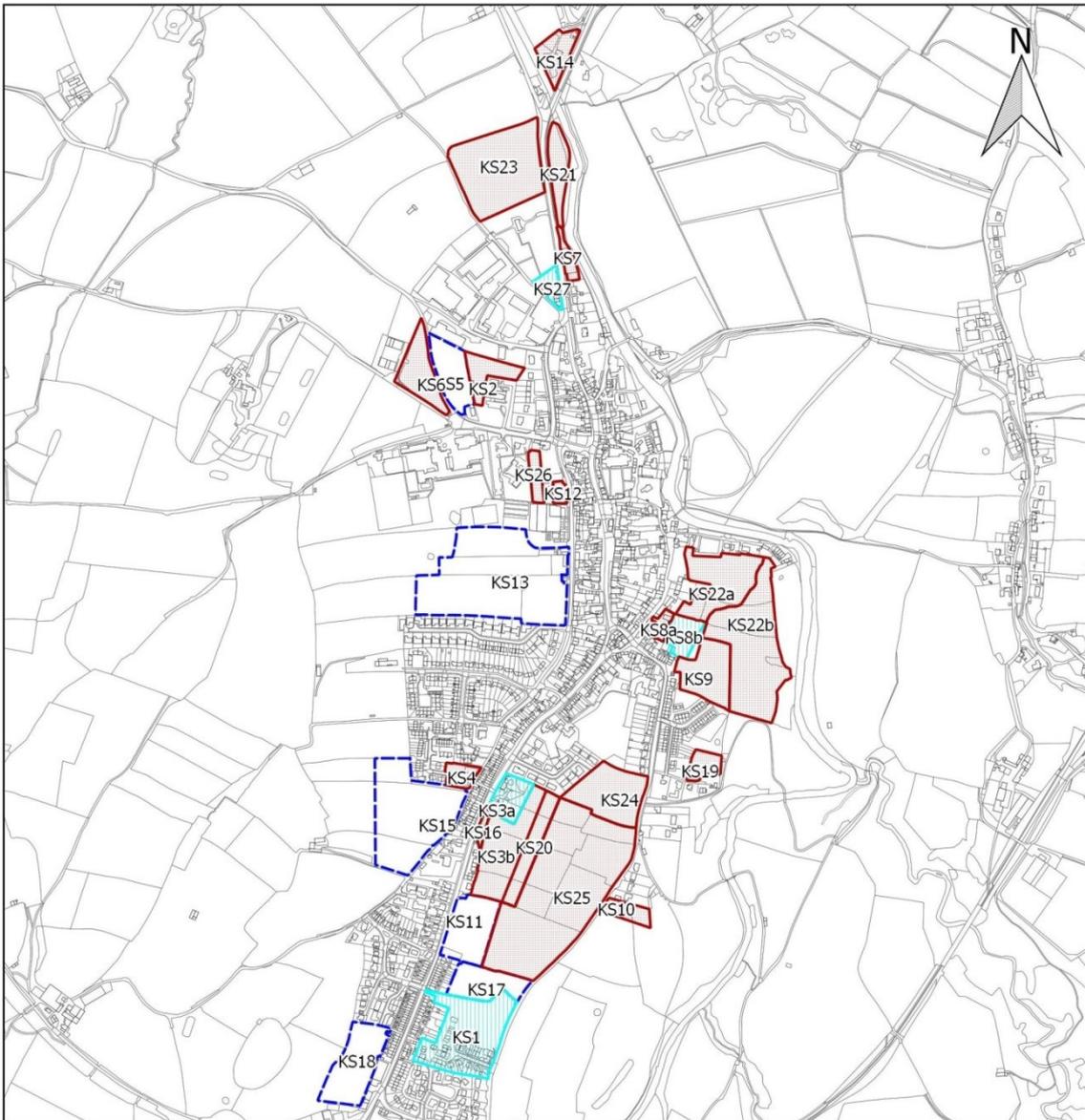
Following an increase in the number of committed sites in Kirkby Stephen and a review of the site scoring exercise, KS3b, KS18 and KS24 have been removed as a residential site allocation. Site KS11 has been identified as a Future Growth site.

The changes to Policy KS1 are set out in the Schedule of Further Main Modifications (November 2017), which is subject to public consultation.

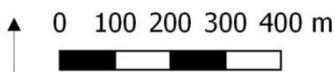
# Appendix 1 – Map of sites to be reviewed in Kirkby Stephen

## Land Availability Assessment 2015

### Kirkby Stephen



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KEY	
Land Availability	
	Deliverable
	Developable
	Discounted

## Appendix 2 – Housing Matrix

Suitability For Housing	Notes/ Comments	Scoring (5=High, 1=Low)	Issue Weighting
<b>1. Planning Policy Restrictions</b>			
(1a) <b>Current designation in Local Plan</b>		3. Identified within the SHLAA or allocated as housing in Local Plan	2
		2. No designation	
		1. Allocated as employment, Schedule Ancient Monument or other allocations in Local Plan	
(1b) <b>Sequential Test</b> - Is the site greenfield / brownfield; within the settlement; on the edge of the settlement; or detached from the settlement? Are there any existing buildings on site which could be reused? If Greenfield, which agricultural land classification does the land fall under?		5. Brownfield site with buildings suitable for conversion	4
		4. Brownfield site with buildings not suitable for conversion	
		3. Agricultural buildings / farmsteads	
		2. Greenfield sites with agricultural classification 3 - 4	
		1. Greenfield sites with agricultural classification 1 - 2	
(1c) <b>Planning History</b> - Does the site have any Planning History? Is there known intention to bring this site forward? Is the site available? Are there any different classes of application known - Employment, retail etc.		5. Site has approved planning application covering >60% of site area.	3
		4. Site has live residential planning application covering >60% of site. Site suitable in principle.	
		3. No application, but known interest to bring site forward	
		2. Land owner unknown	
		1. Land owner currently not willing to bring site forward.	

(1d) <b>Affordable Housing Need</b> - What is the current Housing need for the area? (Refer to SHMA, or if available CRHT Parish Surveys).		N/A	N/A
(1e) <b>Public Consultation</b> - Has there been any public consultation comments regarding the site (Issues & Options stage, or through the application process)		5. Generally strong public consensus to see site developed	2
		4. General support for the site	
		3 No strong opinions of site	
		2. Generally has objections towards the site	
		1. Generally Strong objections towards development of site	
		0. No consultations undertaken	
<b>2. Physical Problems or Limitations</b>			
(2a) <b>Topographical Constraints</b> - are there any topographic constraints which might affect the density / layout of development? Are there opportunities to use the topography to maximise solar gain from potential housing?		3. Whole of site level	3
		2. Potential issues with levels	
		1. Steeply sloping not developable for housing allocation	
(2b) <b>Utilities</b> - are there any visible services affecting the site e.g. pylons/substations? Have we received any comments from service providers on the site? Are there known infrastructure constraints, or deficiencies that may affect the site? Would the site impact upon the local water table, in		3. Services on or adjacent to the site and current foul system has capacity	4
		2. Potential issues with services or capacity of system	
		1. No visible services on or adjacent to the site and the system has no capacity	

terms of abstraction and surface run off?			
(2c) <b>Flood Risk</b> - does the site comply with the sequential test / exceptions test contained within PPS25? Have we received any comments from the EA?		4. Site not in flood zones 2 or 3 with no nearby bodies of water	5
		3. Site not in flood zones 2 or 3 but bodies of water within 8m	
		2. Part of site within flood zones 2 or 3	
		1. Site in flood zones 2 or 3 and near bodies of water	
(2d) <b>Highways Constraints</b> - are there any visible highways constraints e.g. Visibility splays, new access required. Have we received any comments from CCC Highways regarding the site? Is the access identifiable? Would the development have any implications on existing road safety?		5. Well defined access served by good quality wide road. Clear visibility	5
		4. Access defined, however some issues need to be addressed	
		3. Alternative accesses evident	
		2. No discernible access	
		1. No discernible access, development would prompt calming measures. Unsuitable adjacent roads for walking/cycling	
(2e) <b>Contamination</b> - are there any known previous contaminative uses or visible signs of contamination? List any visible indicators on site, though main assessments to be undertaken by contamination officer.		3. No known contamination and none evident on site	4
		2. Potential contamination linked to current / past use of site	
		1. Known contamination on the site	
(2f) <b>Accessibility</b> to services and public transport - does the site provide easy access		5. All 5 facilities within village	4
		4. 4 of the facilities	

to essential services and public transport? How accessible is the site to the centre of the settlement via walking and/or cycling? Are there any Rights of Way that pass through, or next to the site? Facilities - Bus, School, Village Hall, Public House, Shop/Post Office		3. 3 of the facilities	
		2. 1 - 2 of the facilities	
		1. no facilities	
<b>3. Potential Impacts</b>			
(3a) <b>Character of Settlement</b> - the site once developed would be compatible and not discordant with the character and setting of the settlement e.g. would the site follow historic patterns of development, or be unduly prominent or extend to far into the open countryside (refer to landscape assessment, where available)? Is the site compatible in terms of size for the settlement? Would the site be more suitable for another use, such as employment, retail or recreation? Does the site have any historical significance (historical land access - Unbuilt frontages)		4. Within village and respects village form	4
		3. Within village but alters form	
		2. Extends the village	
		1. Outside village within open countryside or suitable for alternative use	
(3b) <b>Historic Landscape</b> - Would the development affect a conservation area; listed building; areas of archaeological importance; ancient monuments? Are there any known past uses on the site, determined from historical records?		4. Site not in or within 250m of Conservation Area, Schedule Ancient Monument or Listed Building	4
		3. Site in or within 250m of a conservation area	
		2. Potentially affects listed building or Schedule Ancient Monument within 250m	

		1. Listed buildings on site or site on Schedule Ancient Monument	
(3c) <b>Biodiversity</b> - would the development of the site potentially affect biodiversity located on site - light pollution, displacement, and harm to habitat? Are there any features in the surrounding area which may support corridors for biodiversity e.g. Adjacent woodland, river/wetland, agricultural buildings?		3. No biodiversity issues	4
		2. Potential biodiversity issues	
		1. Within or adjacent a designated area	
(3d) <b>Open Space and Recreational Land</b> - Would the development of the site affect any amenity open space or informal recreational land. Would there be requirement for additional open spaces (refer to Open Spaces Survey)		3. No need for additional open space	4
		2. Need identified but site not suitable to satisfy need	
		1. Need identified and site is suitable to satisfy need	
(3e) <b>Environmental Designations</b> - would the development of the site affect the AONB/SAC/SSSI/SPA/Priority Habitats and Species/Local Sites/ NNR's/LNR's?		3. Not in or within 250m of an environmental designation	4
		2. Within 250m of an environmental designation	
		1. Within an environmental designation	
(3f) <b>Trees</b> - Are there any TPO's on site or trees/hedgerows/woodlands that should be retained / Ancient Woodland? Are there any trees affecting the access? Are there any trees on site or the boundary which should be retained? NB - Please refer to Rob's note on trees.		3. Not within 200m of an ancient woodland or within 15m of a Tree Preservation Order or significant trees	4
		2. Within 200m of an Ancient Woodland or within 15m of a TPO tree	
		1. Within an Ancient Woodland or TPO on site and/ or has significant trees on the site	

**4. Environmental Conditions**

<p>(4a) Note any adverse or beneficial environmental conditions / neighbouring land uses which would be experienced by prospective resident's eg:</p> <ul style="list-style-type: none"> <li>• road noise</li> <li>• railway lines</li> <li>• air pollution</li> <li>• odour pollution</li> <li>• neighbouring land uses</li> <li>• light pollution</li> </ul>		5. No issues on the site	3
		4. One issue affects the site	
		3. Two issues affects the site	
		2. Three issues affects the site	
		1. Four of more issues affects the site	