

Housing Land Supply Local Plan Review

May 2017

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1. Introduction

- 1.1 This statement is intended to support the Main Modifications of the Local Plan and does not replace the Housing Land Supply (HLS) statement published in June 2016.
- 1.2 This statement outlines Eden's anticipated housing land supply for the next five years, covering the period between April 2017 and March 2022.
- 1.3 The five year land supply is a list of housing sites in the district that we expect to see built out in the next five years. This version of the land supply statement is intended to support the Eden Local Plan 2014-32 which is currently undergoing its examination.
- 1.4 This document has been written using the following forms of guidance:
 - The National Planning Policy Framework (DCLG, 2012)
 - The National Planning Policy Practice Guidance
 - Ten Principles for Owning Your Housing Number (PAS, 2013)
- 1.5 The housing figure proposed in the Main Modifications to the Eden Local Plan 2014-32 is based upon a revised assessment of the district's objectively assessed housing need (October 2016). This supersedes the Council's Strategic Housing Market Assessment (July 2015).
- 1.6 Following this revised assessment, we now conclude that, as of 1st April 2017, the Council will have a **6.54** year supply of housing land upon the adoption of the Local Plan.

2. Assessing our Land Supply

Deliverability

- 2.1 To be included within the land supply, there needs to be evidence that sites can be delivered within the next five years. We can consider a site deliverable if they are:
- 2.2 **Available** - The site should be available to develop now, and there should be no legal or ownership issues that may affect the site being brought forward. We have only included sites within our assessment which have been taken through the planning process or there is a known intention to develop sites, as sites have either been submitted to us by interested land owners or agents on behalf of land owners.
- 2.3 **Suitable** - The site should conform to suitability criteria set by the Local Planning Authority. The suitability of sites should consider any policy restrictions, physical or logistical limitations and potential environmental impacts of development. The suitability of a number of sites has been tested through the 2015 Land Availability Assessment.

- 2.4 **Achievable** - To understand the achievability of development, there needs to be an analysis of a number of factors to ensure there is a reasonable prospect that sites can be developed in the next five years. For all sites over four units, we have looked at past trends and signals from the house builders to better understand the economic viability of each site and the capacity for development in towns and villages. For each of the larger sites we have spoken with land owners and house builders to develop a phasing strategy, which details a predicted land supply for each of the next five years. If there are known constraints on site, such as remediation or traffic improvements, they will be fed into the phasing strategy based on correspondence with developers.
- 2.5 With regards to smaller sites, broad assumptions have been made on the deliverability of sites. Footnote 11 of the NPPF states that “sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans”. We have therefore included all extant permissions within the past three years, and all implemented consents. The inclusion of older implemented consents in our supply has been contested. Trends in recent completion data clearly demonstrate the older planning applications still play an important contribution to our housing supply and the age of approvals does not necessarily correlate with the deliverability of schemes. However, to recognise that some may not be completed we have applied a 25% non-completion rate to smaller sites.
- 2.6 This approach was tested in a recent appeal case, where the Inspector found our method towards accounting for the smaller sites to be reasonable¹.

Windfall

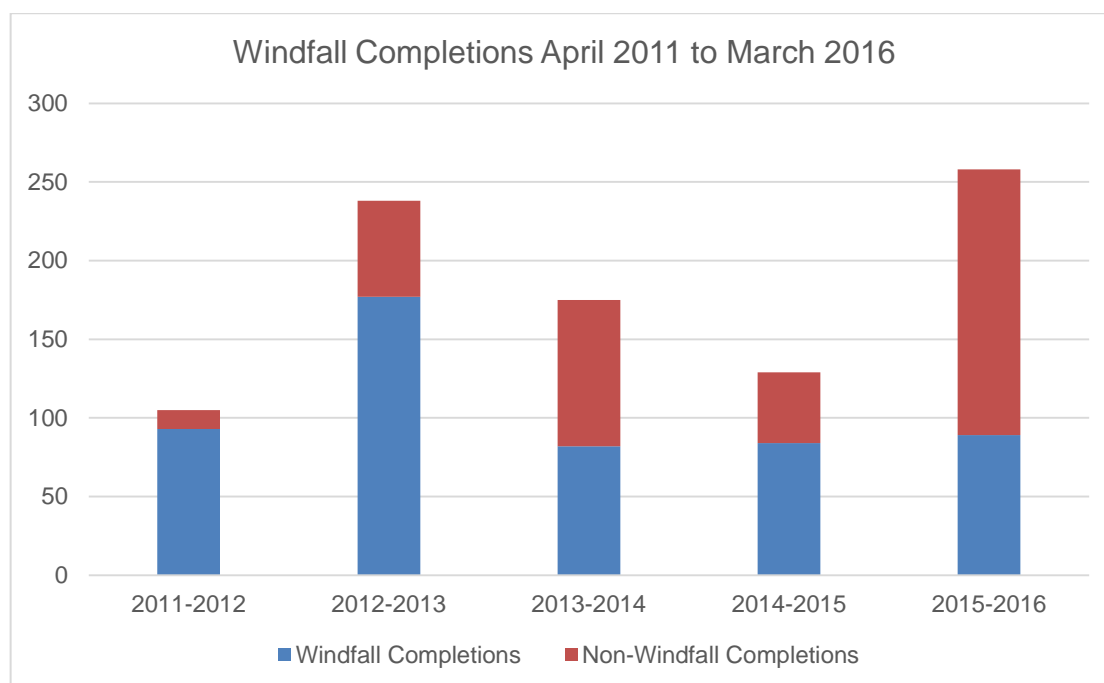
- 2.7 The five year land supply includes a windfall allowance (i.e. a projection of unanticipated sites being developed), reflecting sites which come forward outside the allocation process. The NPPF (paragraph 48) allows for the inclusion of windfall sites in the five year land supply, where compelling evidence can demonstrate that the supply of these sites will be maintained. As a largely rural authority, much of our housing has been developed on small sites or non-allocated sites. Looking at past completions, we can estimate the likely windfall provision in the next five years. In previous years we have predicted our windfall allowance based on past permissions, however looking at evolving practice elsewhere it is now considered that the use of completions data provides a more robust methodology.
- 2.8 Following guidance in the NPPF, we have determined our past windfall trends by removing allocations from the 1996 Eden Local Plan, any site considered suitable in the 2009 Strategic Housing Land Availability Assessment and sites developed in residential gardens.

¹ Appeal decision APP/H0928/A/12/2174959: Paragraph 10

2.9 The table below identifies the number of windfall completions between 2011 and 2016:

	Windfall Completions	Non-Windfall Completions	Total Completions	% Windfall Completions
2011-2012	93	12	105	89%
2012-2013	177	61	238	74%
2013-2014	82	93	175	47%
2014-2015	84	45	129	64%
2015-2016	89	169	258	34%
Total	525	380	705	

2.10 The graph below indicates the high proportion of windfall completions recorded between 2011 and 2016:



- 2.11 To try to account for disparities over the five years, namely the effects of the economic downturn, we have taken a mean average of the five years to give us an annualised figure which we can add into our supply. The figure is 105 units per annum.
- 2.12 This would result in a windfall allowance of 315 units. However, with the publication of the 2015 Land Availability Assessment and as the Local Plan progresses it is anticipated that this figure will reduce and it is considered that on balance a windfall rate of **50 units** per annum is considered more appropriate.

Managing Undersupply

- 2.13 The five land supply position statement acknowledges levels of past under delivery within Eden against the Core Strategy target of 239 units per annum, between April 2003 and March 2017 there was under delivery of 974 units.
- 2.14 As a result the land supply incorporates a requirement for 20% buffer, i.e. an additional 242 units across the five year period, equating to 48 units per annum.

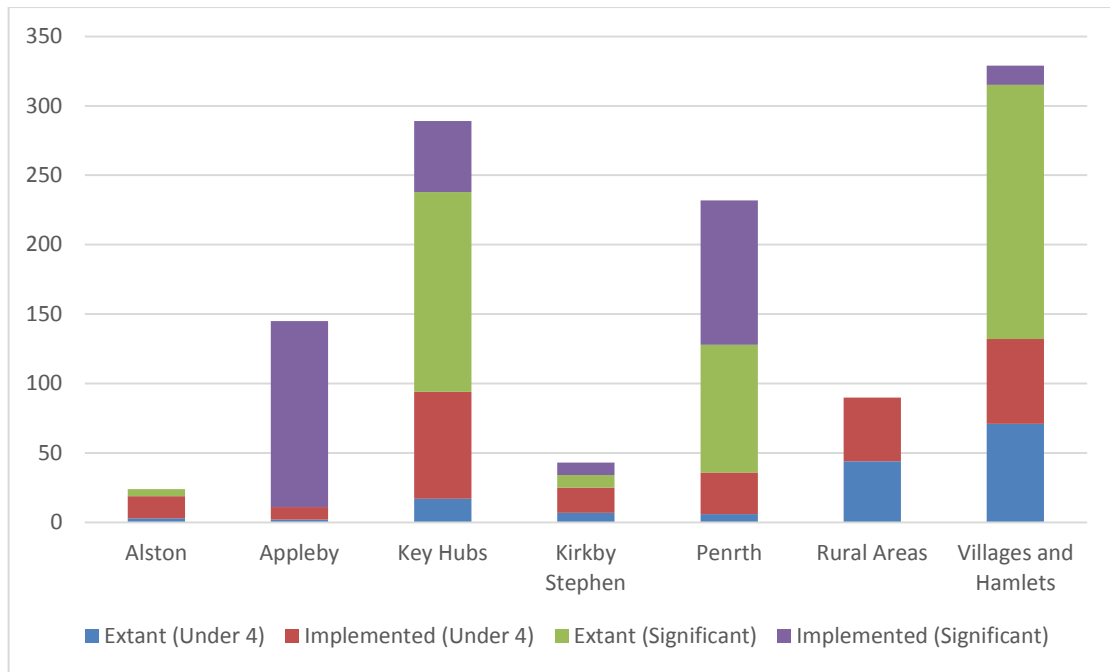
Potential Risks to Delivery

- 2.15 **Slowly Recovering Market** - Signs from the development industry seem to indicate that the housing market is slowly recovering from the effects of the economic downturn. Economic growth and an increase in the availability for finance have created a greater confidence in the market, which may create better conditions for housing growth. The housing market remains complex and uncertain.
- 2.16 **Infrastructure Requirements** - In the development of our future housing allocations, we need to demonstrate that the conditions for growth are met and any known constraints can be overcome. The Infrastructure Delivery Plan identifies the measures required to unlock future housing growth. The Main Modifications have been produced in collaboration with County Highways to ensure the changes to the Local Plan can be achieved.
- 2.17 **Housing Market** - The Council's housing targets were determined by an assessment of objectively assessed housing need. However, a target of at least 242 dwellings per annum (dpa) (over 300 dpa when housing undersupply from 2014, and a 20% buffer for persistent under delivery of housing, is taken into account) is substantially higher than annual completions achieved each year since 2003, with the exception of 2012/13 and 2015/16 when 237 and 259 dwellings respectively were completed. Furthermore, as there are few large house builders currently operating in the district, there is a risk that there is not the capacity to deliver the number of dwellings required over the plan period.

3. Eden Land Supply

- 3.1 Our land supply comes from the following typologies of sites:

- 3.2 **Sites Under Construction** - Each of the significant sites has been appraised for deliverability and includes a phasing strategy for development. A 25% non-delivery allowance has been applied to the smaller sites.
- 3.3 **Sites with Planning Permission** - Each of the significant sites have been appraised for deliverability and include a phasing strategy for development. A 25% non-delivery allowance has been applied to the smaller sites. In both cases, unless a resubmission has been approved, permissions that have not commenced in the 3 years after approval have been removed from the list.
- 3.4 **Allocated Sites** - Though sites may be allocated, this does not preclude its inclusion into the study. Sites have only been included where they considered favourably in the 2015 LAA, in addition to intelligence gathered on a site by site basis since then, and it can be evidenced that there is a clear intention for the site to be developed in the short term, and where there are no known constraints to delivery of the development.
- 3.5 **Deliverable LAA Sites** - LAA sites can only be included in the supply where there is a reasonable prospect of development. As such, LAA sites have been included where there is a live planning application, which can be considered suitable and achievable in the short term, or they have been determined as deliverable.
- 3.6 **Sites Awaiting a Section 106 Agreement** - These are significant sites which are in the advanced stages of gaining planning approval and are considered deliverable by the Authority.
- 3.7 **Windfall Sites** - These sites represent natural growth in the district, evidenced by the average number of schemes which have been completed over the past five years. An average figure is taken and added to the final three years of the supply. However, for the purposes of the statement the average figure has been reduced to take account of the emerging status of the Local Plan and the recently published LAA.
- 3.8 With the exclusion of windfall sites, the following graphs indicate our land supply, broken down into location and estimated year of delivery.



3.9 In terms of overall supply, the Villages and Hamlets are the largest contributor to land supply in the next five years, this is largely due to changes to the currently adopted Settlement Hierarchy and the large number of existing permission within 'Local Service Centres' which are proposed to become 'Villages and Hamlets' in the Eden Local Plan 2014-32.

3.10 We expect the focus of housing supply to shift towards Penrith in the coming years as the large urban extensions to the north and east of the town commence.

Summary of Land Supply

3.11 The below table includes a summary of our current supply, measured against our target for the next five years:

Requirement (Sedgefield Method)	Total Supply
Housing Requirement: 1 April 2014 - 31 March 2032	4356
Net Completions: 1 April 2014 - 31 March 2017	587
Target Completions: 1 April 2014 – 31 March 2017	726
Current Undersupply to date	139
Undersupply + 20%	167
5 Year Requirement	1210
5 Year Requirement + Additional 20%	1452
Requirement + Undersupply	1619
Annualised Requirement over next 5 years	324
Supply	
Extant Permissions (Large sites)	532
Extant Permissions <4 Units	165
Implemented Consents (Large Sites)	473
Implemented Consents <4 Units	187
Allocated Local Plan Sites	360
Deliverable s106 sites	250
Windfall Sites	150
Total Number of Units	2117
Current Land Supply (Years)	6.54

Appendix 1: Supply of Significant Sites

Sites Under Construction But Not Yet Complete																
	Ref	Address	Settlement	Settlement Type	Capacity	Remaining	Suitable	Available	Achievable	Comments	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	Total
1	Land at Pea Foot (LCU4)	Land at Pea Foot (LCU4)	Culgaith	Key Hub	65	37	Yes	Yes	Yes	Under construction, however delivery rates are low despite the capacity of the site. 27 completed units with 2 completions recorded 2014-15, one in 2015-16, and two in 2016-17 however plots 16-20 are being actively marketed. Confirmation from developer in May 2017 that they intend to increase completions on site in next few years.	3	3	3	3	3	15
2	06/0865, 07/0626, 07/1060	Land at Station Road	Appleby	Market Town	32	1	Yes	Yes	Yes	Completions of Plots 13b and C expected during 2015-16. A site visit undertaken in March 2016 confirmed that only these two plots remain outstanding.	1					1
3	08/0295	Land at Carleton Hills	Penrith	Main Town	44	40	Yes	Yes	Yes	Scheme for 44 units approved 20 Nov 2014. Low density luxury development with no affordable housing on site (financial contribution). 4 completions in 2016-17. Build Regs Ref. 15/6296	11	10	10	9		40
4	08/0418 (14/6362)	(P92) Former Zion Chapel, Fell Lane	Penrith	Main Town	9	9	Yes	Yes	Yes	Construction work ongoing, completions expected during 2017-18.	9					9
5	09/0231 (12/6554)	Levens House Farm, Mellbecks	Kirkby Stephen	Market Town	9	9	Yes	Yes	Yes	Construction of six dwellings and three affordable dwellings together with parking and amenity space. Appeal on larger site recently dismissed. Development commenced 10/05/2016.	5	4				9
6	09/0521, 10/0319	Land at SouthView (LBO11)	Bolton	Smaller Village and Hamlet	6	3	Yes	Yes	Yes	Construction works ongoing - 3 completions during 2015-16. Further completions expected during 2017-18. Build Regs Ref. 10/6539 & 10/6557	3					3
7	09/0663, 13/0051	Land off Beacon Edge, Penrith	Penrith	Main Town	5	2	Yes	Yes	Yes	Works commenced in 2013 (Build Regs Ref. 12/6187). 3 completions during 2015-16. Remaining expected 2017-18.	2					2

Sites Under Construction But Not Yet Complete

	Ref	Address	Settlement	Settlement Type	Capacity	Remaining	Suitable	Available	Achievable	Comments	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	Total
8	09/0913, 12/0336	Land behind Apple Garth (LBO8)	Bolton	Smaller Village and Hamlet	4	2	Yes	Yes	Yes	Reserved matters approval for 4 units. 2 completions recorded since 2015-16 & 2016-17.	2					2
9	10/0452 (11/6192), 15/0587	(P63) 116 Scotland Road, Penrith	Penrith	Main Town	13	6	Yes	Yes	Yes	Construction works ongoing, with 7 completions recorded between 2013-14 and 2016-17. The 2 remaining unsold properties are currently being marketed for sale. Build Regs Ref. 11/6192 & 15/6499	6					6
10	11/0607 & 14/0305	Land behind Croft Close (LBR3)	Brough	Key Hub	37	28	Yes	Yes	Yes	Site has permission for a total of 37 units (11/0607 = 12 and 14/0305 = 25). Site delivery is expected to be relatively slow, reflecting local market conditions. 4 completions 2016-17. Build Regs Ref. 12/6340, 11/6497, 12/6169, 13/6247 & 14/6078	4	4	4	4	4	20
11	11/0989	Back Lane, Appleby (AP5)	Appleby	Market Town	142	77	Yes	Yes	Yes	Construction works ongoing - 65 completions recorded since August 2015. Rate of development expected to be 30 units per annum.	30	30	17			77
12	12/0262	Fell House, Shap	Shap	Key Hub	4	4	Yes	Yes	Yes	Work commenced in July 2012, inspections ongoing. (Build Regs Ref. 12/6285)	4					4
13	12/0284	Grove House, Foster Street, Penrith	Penrith	Main Town	6	6	Yes	Yes	Yes	Change of use from office to domestic (3 flats and 3 studio apts), inspections ongoing. Build Regs Ref. 12/6357	6					6
14	13/0241	Land off Scaur Lane	Lazonby	Key Hub	48	5	Yes	Yes	Yes	Under construction, with only one unit left unsold - 43 units were completed during 2015-16 & 2016-17.	5					5
15	13/0117	Land adj. Holmrooke, Drawbriggs Lane	Appleby	Market Town	5	2	Yes	Yes	Yes	Reserved Matters approval 14/0338. Build Regs Ref. 14/6381. 3 completions during 2016-17.	2					2
16	14/0152	Croft View	Kings Meaburn	Smaller Village and Hamlet	5	3	Yes	Yes	Yes	Development commenced - IN16/6101. 2 completions 2016-17.	3					3
17	08/0767, 10/1064, 11/0224	Former Works, Silver Street,	Crosby Ravensworth	Smaller Village and	22	3	Yes	Yes	Yes	Outline application for residential development. RM applications coming through in increments, 12	3					3

Sites Under Construction But Not Yet Complete

Ref	Address	Settlement	Settlement Type	Capacity	Remaining	Suitable	Available	Achievable	Comments	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	Total	
	Crosby Ravensworth		Hamlet						dwelling (10/1064), 8 dwellings (11/0224), 1 dwelling (13/0878), 1 dwelling (13/0926).							
18	08/0291, 13/0654, 16/0811	Carleton Heights, Penrith (E1)	Penrith	Main Town	560	505	Yes	Yes	Yes	Outline application for residential development. 55 completed in 2015-16 and 2016-17 (13/0654).	30	30	30	30	30	150
19	14/0737	Land to NW of Beacon Square	Penrith	Main Town	7	6	Yes	Yes	Yes	Reserved Matters approval granted 15/0749. Build Regs Ref. 16/6077	2	4				6
20	08/0877	Greenfield House, Brunswick Road	Penrith	Main Town	5	5	Yes	Yes	Yes	Started converting restaurant to dwelling. Build Regs Refs. 16/6052 & 11/6041	5					5
21	15/1013	Nenthead Mines Heritage Centre	Nenthead	Key Hub	4	4	Yes	Yes	Yes	Conversion of workshops to 4 dwelling. Build Regs Ref. 16/6290	4					4
22	08/0686	Bluebell Inn, Townfoot	Alston	Market Town	5	4	Yes	Yes	Yes	Redevelopment of pub into 4 flats and 1 house. Build Regs Ref. 09/6123	1	1	1	1		4
23	14/0656	Land to the east of Townend Croft	Clifton	Smaller Village and Hamlet	59	59	Yes	Yes	Yes	Reserved Matters approval 16/0363 for 59 dwellings		20	20	19		59
24	11/1126	Linden House	Temple Sowerby	Smaller Village and Hamlet	9	9	Yes	Yes	Yes	Waste water issues have been managed and s106 has been signed (Phase 1). Buildings Regs Ref. 15/6521	5	4				9
25	10/0843	Bewaldeth	Plumpton	Key Hub	7	7	Yes	Yes	Yes	No perceived risks to delivery of site. Revised applications submitted 15/0256 and 15/0257.	3	4				7
26	14/0078	Milburn Court	Milburn	Smaller Village and Hamlet	5	5	Yes	Yes	Yes	Full planning permission for the conversion of barns to provide five dwellings (inc. 1 affordable unit). Inspections ongoing. Build Regs Ref. 15/6461, 17/6129, 17/6138.	3	2				5
27	15/1168	Brent Road	Penrith	Main Town	7	7	Yes	Yes	Yes	Full planning permission for 7 dwellings. Build Regs Ref. 16/6621.	3	4				7
28	15/0255	Leith Close	Cliburn	Smaller Village and	4	4	Yes	Yes	Yes	Full planning permission for 4 affordable houses. Building started on 2 affordable dwellings. Build		4				4

Sites Under Construction But Not Yet Complete

Ref	Address	Settlement	Settlement Type	Capacity	Remaining	Suitable	Available	Achievable	Comments	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	Total	
			Hamlet						Regs Ref. 15/6411. Outline application for residential development (all matters reserved) approved on site forming part of previous approval.							
29	12/0345, 16/0014	Land opposite Ivy House	Ousby	Smaller Village and Hamlet	6	6	Yes	Yes	Yes	Reserved Matters approval for 6 dwellings. Build Regs Ref. 17/6210		3	3		6	
					1134	858					155	127	88	66	37	473

Extant Planning Permissions

Ref	Address	Settlement	Settlement Type	Capacity	Remaining	Suitable	Available	Achievable	Comments	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	Total
30	08/0447, 11/0446, 15/0095	Land at Kemplay Foot Farm (LEB2)	Eamont Bridge	Smaller Village and Hamlet	22	22	Yes	Yes	Yes	100% affordable housing exception site - RM Approval recently granted on appeal for 22 units.		13	9		22
31	14/0151	Park Holme	Eamont Bridge	Smaller Village and Hamlet	24	24	Yes	Yes	Yes	Full planning permission granted for extra care apartments (24 units - reduction from 30). Build Regs Ref. 14/6242	10	14			24
32	11/0052	Land between White Ox Way and Inglewood Road	Penrith	Main Town	35	35	Yes	Yes	Yes	Reserved Matters application (14/0222) approved in May 2015. Build Regs Ref. 14/6233	10	10	10	5	35
33	15/0564 (11/0145)	Eden Gate Farm	Warcop	Smaller Village and Hamlet	10	10	Yes	Yes	Yes	Outline application for 10 dwellings (a revised submission of planning App Ref 11/0145 for 12 dwellings which lapsed in June 2016). Adjoining barns have the benefit of a commenced permission for a total of 5 dwellings. A further outline application (revised proposal 11/0145) is pending.	5	5			10

Extant Planning Permissions																
	Ref	Address	Settlement	Settlement Type	Capacity	Remaining	Suitable	Available	Achievable	Comments	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	Total
34	11/0905	Land between Park View and Joiners Brow	Catterlen	Smaller Village and Hamlet	6	6	Yes	Yes	Yes	Rural exception scheme, providing 4 affordable units and 2 market units. Reserved matters application is 15/0955.	2	4				6
35	12/0459	Fallowfield	Cliburn	Smaller Village and Hamlet	4	4	Yes	Yes	Yes	Application to extend the time limit for the implementation of planning application 08/0405 for the erection of two market led and two affordable dwellings. Reserved matters application (ref: 16/0996) was approved In Jan 2017.	2	2				4
36	12/0979	Land north of Burthwaite Road	Calthwaite	Smaller Village and Hamlet	14	14	Yes	Yes	Yes	Outline application (shows 14 dwellings including 4 affordable units)		2	6	6		14
37	13/0439	Stagstones, Penrith	Penrith	Main Town	4	4	Yes	Yes	Yes	Full application for 4 dwellings for the Addington fund.		4				4
38	13/0489	Linden House	Temple Sowerby	Smaller Village and Hamlet	16	16	Yes	Yes	Yes	Full planning application for (Phase 2) of a much larger scheme including 11/1126 (9 dwellings) and 03/0664 (4 barn conversions). An application for the discharge of various conditions was approved Oct 2015.		4	6	6		16
39	13/0521	Icold Barn, Greystoke	Greystoke	Key Hub	5	5	Yes	Yes	Yes	Original application for 6 units although reduced to 5 prior to determination. NMA approved 16/0080 and an application for advertisements 16/0245 also approved, indicating development is due to commence. The barn has already been demolished. Build Regs Ref. 16/6129	3	2				5
40	13/0746	Land adj. Coopers Close	High Hesket	Key Hub	11	11	Yes	Yes	Yes	Outline planning permission for residential development of 11 dwellings (3 affordable).	5	6				11

Extant Planning Permissions																
	Ref	Address	Settlement	Settlement Type	Capacity	Remaining	Suitable	Available	Achievable	Comments	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	Total
										Reserved Matters (Ref: 16/0652) approved in October 2016.						
41	13/0830	Land at Garth View, Catterlen	Catterlen	Smaller Villages and Hamlets	6	6	Yes	Yes	Yes	Outline planning application for four affordable units and two market led units.		3	3			6
42	14/0028	High Hesket Farm	High Hesket	Key Hub	17	17	Yes	Yes	Yes	Outline application (shows 17 dwellings), 14/0026 granted full planning permission for the conversion of 3 barns into dwellings on adjoining land.		5	6	6		17
43	14/0354	Thompsons Board Mill	Little Salkeld	Smaller Villages and Hamlets	18	18	Yes	Yes	Yes	Outline approval granted for the redevelopment of this site (exception to policy).		4	6	6	2	18
44	14/0417	Langwathby Hall	Langwathby	Key Hub	16	16	Yes	Yes	Yes	Part of a larger site which may come forward as an allocation in the Langwathby Neighbourhood Plan. Application for Reserved Matters (15/0994) includes 4 affordable units. Application to discharge various conditions currently pending.		4	4	4	4	16
45	14/0528	Land at Staynegarth	Stainton	Key Hub	30	30	Yes	Yes	Yes	Supersedes 09/0886 (9 units) - Outline application indicates 30 units. Reserved Matters application 17/0150 for 31 units is pending determination.		5	12	13		30
46	14/0655	North of Hackthorpe Hall	Hackthorpe	Smaller Village and Hamlet	25	25	Yes	Yes	Yes	Outline application showing 30 dwellings. Indication that reserved matters will be 25 dwellings.		10	10	5		25
47	14/0836	Former BBC Building, West Lane	Penrith	Main Town	28	28	Yes	Yes	Yes	Full planning permission for extra care facility, previously developed land but no known constraints which would prevent delivery. Application for	14	14				28

Extant Planning Permissions																
Ref	Address	Settlement	Settlement Type	Capacity	Remaining	Suitable	Available	Achievable	Comments	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	Total	
									discharge of conditions currently live. Building Regs Ref. 14/6117.							
48	15/0108	Land West of Park View Lane	Alston	Market Town	5	5	Yes	Yes	Yes	Outline approval granted.			2	3	5	
49	15/0342 (13/0630)	St Johns Road	Stainton	Key Hub	11	11	Yes	Yes	Yes	Outline planning permission. Site has archaeological potential so investigative work is required prior to the commencement. Reserved matters application not yet submitted, however a revised application has been approved reducing the overall number to 5 (16/0914). Site has extant permission for 11 dwellings and 5 dwellings.		5	6		11	
50	15/0476	West Garth	Winskill	Smaller Village and Hamlet	5	5	Yes	Yes	Yes	Reserved Matters application (ref: 17/0126) is currently pending.		5			5	
51	14/0919	Land to rear of The Lilacs	Lazonby	Key Hub	5	5	Yes	Yes	Yes	Outline approval granted on appeal.			5		5	
52	15/0682	White Horse, Great Dockray	Penrith	Main Town	5	5	Yes	Yes	Yes	Change of use from former public house and offices to 5 no. self-contained flats.			5		5	
53	15/0799	N1 - Salkeld Road/Fairhill	Penrith	Main Town	98	98	Yes	Yes	Yes	Full planning permission. Expected rate of delivery is c.24 units per year. Completions expected from late 2017. Build Regs Ref. 16/6615.	12	25	25	24	12	98
54	15/1163	Lambert Croft, Bolton	Bolton	Smaller Village and Hamlet	5	5	Yes	Yes	Yes	Full planning permission for 5 dwellings granted under 06/0574. Application for discharge of conditions approved July 2016.	2	3			5	
55	15/0870	4 Corney Square	Penrith	Main Town	5	5	Yes	Yes	Yes	Full planning permission for the demolition and redevelopment of 5 flats. Variation of condition approved Jan 2017.	5	5			10	

Extant Planning Permissions																
	Ref	Address	Settlement	Settlement Type	Capacity	Remaining	Suitable	Available	Achievable	Comments	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	Total
56	15/0832	Land adjacent Fell View	Nenthead	Key Hub	4	4	Yes	Yes	Yes	Full planning permission for 4 dwellings. Build Regs Ref. 16/6566.	2	2				4
57	16/0035	3 Lowther Street	Penrith	Main Town	5	5	Yes	Yes	Yes	Full planning permission for 5 apartments		5				5
58	14/1079	Townhead Farm, Great Salkeld	Great Salkeld	Smaller Village and Hamlet	9	9	Yes	Yes	Yes	Outline planning permission, legal agreement signed October 2016. Full planning application for 7 dwellings is currently pending (17/0211).			4	5		9
59	16/0787	Land at Loaning Head, Off Station Road	Culgaith	Key Hub	4	4	Yes	Yes	Yes	Outline planning permission for residential development of 4 dwellings			4			4
60	15/0562	Croft House, South End	Bolton	Smaller Village and Hamlet	5	5	Yes	Yes	Yes	Full planning permission for 5 dwellings		5				5
61	16/1071	Garage at Roper Street	Penrith	Main Town	6	6	Yes	Yes	Yes	Full planning permission for 6 dwellings		6				6
62	15/0974	Land north of Pennine Close	Hackthorpe	Smaller Village and Hamlet	30	30	Yes	Yes	Yes	Outline planning permission (application shows 30 dwellings)			10	10	10	30
63	16/0933	William Street	Penrith	Main Town	7	7	Yes	Yes	Yes	Full planning permission for 7 dwellings		7				7
64	16/0950	P115 - Former car park, Brentfield Way	Penrith	Main Town	7	7	Yes	Yes	Yes	Full planning permission for 7 dwellings		7				7
65	TC1	TC1 - Old London Road	Penrith	Main Town	26	26	Yes	Yes	Yes	Full planning permission for 20 affordable dwellings		5	5	5	5	20
					533	533					72	191	138	98	33	532

Remaining Local Plan Allocated Sites																
	Ref	Address	Settlement	Settlement Type	Capacity	Remaining	Suitable	Available	Achievable	Comments	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	Total
66	E3	E3 - Carleton - Land at Longacres	Penrith	Main Town	261	261	Yes	Yes	Yes	Full planning application currently pending for 110 dwellings on part of the site, 17/0408.			26	26	26	78
67	E4	E4 - Land at Carleton Farm	Penrith	Main Town	86	86	Yes	Yes	Yes	CCC confirmed that they intend to bring the site forward. Forms part of E3/4 masterplan.			8	9	9	26
68	N1a	N1a - Salkeld Road/Fairhill	Penrith	Main Town	250	250	Yes	Yes	Yes	Forms part of N1/N1a masterplan.			25	25	25	75
69	N2	N2 - White Ox Farm	Penrith	Main Town	54	54	Yes	Yes	Yes	Outline application for 51 dwellings is currently pending.			11	11	11	33
70	P93	P93 - Barn and Yard, Brunswick Road	Penrith	Main Town	4	4	Yes	Yes	Yes	Indication received that the site is intended to be brought forward between 2019 and 2024.			1	1	1	3
71	AL8	AL8 - Tyne Café & Garage Building	Alston	Market Town	18	18	Yes	Yes	Yes	Indication received that the site is intended to be brought forward between 2019 and 2024.			3	4	4	11
72	AL13	AL13 - Land at Clitheroe	Alston	Market Town	55	55	Yes	Yes	Yes	Indication received that the site is intended to be brought forward between 2019 and 2032.			4	4	4	12
73	AP10	AP10 - Land to the South of Station Road	Appleby	Market Town	45	45	Yes	Yes	Yes	Indication received that the site is intended to be brought forward between 2019 and 2032.			3	3	3	9
74	AP11	AP11 - Fields adj. to the Coal Yard, Station Yard	Appleby	Market Town	39	39	Yes	Yes	Yes	Indication received that the site is intended to be brought forward between 2019 and 2032.			3	3	3	9
75	KS3b	KS3b - South Road/ Whitehouse Farm	Kirkby Stephen	Market Town	38	38	Yes	Yes	Yes	Outline planning application currently pending for part of the site, 17/0263.			7	8	8	23
76	KS13	KS13 - Land to the west of Faraday Road	Kirkby Stephen	Market Town	122	122	Yes	Yes	Yes	Indication received that the site is intended to be brought forward between 2019 and 2032.			12	12	12	36
77	KS17	KS17 - Land behind Park Terrace	Kirkby Stephen	Market Town	24	24	Yes	Yes	Yes	Indication received that the site is intended to be brought forward between 2019 and 2024.			5	5	5	15
78	KS18	KS18 - Land adj. to Croglam	Kirkby Stephen	Market Town	13	13	Yes	Yes	Yes	Full planning application for 13 dwellings currently pending, 16/0224.		2	2	2	2	8

Remaining Local Plan Allocated Sites																
	Ref	Address	Settlement	Settlement Type	Capacity	Remaining	Suitable	Available	Achievable	Comments	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	Total
		Park														
79	LGR5	LGR5 - Land East of Howard Park - south eastern side	Greystoke	Key Hub	27	27	Yes	Yes	Yes	Outline planning application currently pending on part of the site for 40 dwellings, 17/0333.			5	5	6	16
80	LPL2	LPL2 - Land adj. to Byrnes Close	Plumpton	Key Hub	28	28	Yes	Yes	Yes	Indication received that the site is intended to be brought forward between 2019 and 2032.			2	2	2	6
					1064	1064					0	2	117	120	121	360

Sites With S106 Issues To Be Resolved																
	Ref	Address	Settlement	Settlement Type	Capacity	Remaining	Suitable	Available	Achievable	Comments	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	Total
81	13/0349	Cross Keys, Blencarn	Blencarn	Smaller Village and Hamlet	6	6	Yes	Yes	Yes	Rural exception scheme.	3	3	0	0		6
82	13/0839	Land at Cross Keys, Tebay	Tebay	Key Hub	12	12	Yes	Yes	Yes	Outline indicates 12 units.	0	6	6	0		12
83	15/0708	South Lodge, Southwaite	Southwaite	Smaller Village and Hamlet	8	8	Yes	Yes	Yes	Outline permission for 8no. Starter homes and a replacement dwelling.		4	4			8
84	15/0728	Eden Grove, Bolton	Bolton	Smaller Village and Hamlet	31	31	Yes	Yes	Yes	Full planning permission for the conversion of buildings to residential use and the construction of new dwellings		10	10	11		31
85	15/0841	Land at Old Town, High Heskett	High Heskett	Key Hub	27	27	Yes	Yes	Yes	Outline permission for residential development with all matters reserved.			9	9	9	27
86	15/1022	Town Head Farm, Long Marton	Long Marton	Smaller Village and Hamlet	16	16	Yes	Yes	Yes	Outline permission for residential development with all matters reserved.			5	5	6	16
87	16/0185	Land adjacent to The Laurels, Tebay	Tebay	Key Hub	6	6	Yes	Yes	Yes	Outline permission for residential development			3	3		6
88	16/0682	Land behind Tanglewood, Morland	Morland	Smaller Village and Hamlet	9	9	Yes	Yes	Yes	Outline permission for residential development with all matters reserved.			4	5		9
89	16/0960	Land adjacent to Prospect House, Kings Meaburn	Kings Meaburn	Smaller Village and Hamlet	9	9	Yes	Yes	Yes	Full planning permission for 9 dwellings, inc. 2 affordable		3	3	3		9
90	16/0968	Land W of Gillian's Well, Calthwaite	Calthwaite	Smaller Village and Hamlet	16	16	Yes	Yes	Yes	Outline planning permission for up to 16 dwellings			6	5	5	16

Sites With S106 Issues To Be Resolved																
	Ref	Address	Settlement	Settlement Type	Capacity	Remaining	Suitable	Available	Achievable	Comments	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	Total
91	14/0405 (N3)	Raiselands (N3)	Penrith	Main Town	229	229	Yes	Yes	Yes	Full planning permission (14/0405) approved in March 2017 for 229 dwelling houses, including 30% affordable homes to include 9 No 2 bed homes, 107 No 3 bed homes and 113 No 4 bed Homes. Completions expected from 2018-19.	0	20	30	30	30	110
	Total				369	369					3	46	80	71	50	250
	Total Units				3100	2824					230	366	423	355	241	1615