5 Year Land Supply: Breakdown of Sites and Method

Housing Requirement: 1 April 2003 – 31 March 2025 (RSS annual requirement (239) x 22 years)	5258
Net Completions: 1 April 2003 - 31 March 2012	1207
Remaining Core Strategy 14 year Requirement (a – b)	4051
Residual Annual Requirement (4051/ 13 years)	312
5 Year Requirement (312 x 5)	1558
5 Year Requirement + Additional 20% (1558 + 312)	1870
Extant Permissions (Large sites)	114
Extant Permissions <10 Units (278 x 75%)	209
Implemented Consents (Large Sites)	515
Implemented Consents <10 Units (500 x 75%)	375
Existing Local Plan Sites	117
Deliverable SHLAA Sites	222
Deliverable s106 sites	160
Total Number of Units	1712
Current Land Supply (Years)	5.49

EDEN DISTRICT COUNCIL 5 YEAR SUPPLY OF DELIVERABLE SITES SCHEDULE: SITES UNDER 10 UNITS

				SI	ES UNDER CON	ISTRUCTION BUT NOT YET COMPLETE	2012	2012	2014	2015	2010	
Ref.	Settlement	Capacity	Suitable	Available	Achievable	Comments	2012- 2013	2013- 2014	2014- 2015	2015- 2016	2016- 2017	Tot
05/0954 & 10/0746 New Squares, Southend Road	Penrith	161	Yes	Yes	Yes	Major town centre re-development. Supermarket completed in November 2011, Phase 1 construction of units in development. 22 units completed so far.	20	40	40	39		13
07/0396 Land adjacent Woodlands, Bridge Lane	Penrith	29	Yes	Yes	Yes	Site currently under construction for self contained elderly apartments. 10 units completed in 2011/12		19				19
09/0612 Eden Foyer Site, London Road	Penrith	28	Yes	Yes	Yes	100% affordable housing scheme by Impact HA. Availability confirmed. No known viability constraints therefore achievable.	28					28
08/0696 CG Ford Site, London Road	Penrith	32	Yes	Yes	Yes	100% affordable housing scheme by Eden HA. Availability confirmed. No known viability constraints therefore achievable.	33					33
10/0492 (P63), 116 Scotland Road	Penrith	13	Yes	Yes	Yes	Planning permission granted. Site is nearing completion		13				13
08/0418 (P92) Former Zion Chapel, Fell Lane	Penrith	9	Yes	Yes	Yes	Site granted permission for 9 units in 2008. Construction commenced on site, though progress on site has stalled.			9			9
10/0452 (P63). 116 Scotland Road Penrith	Penrith	13	Yes	Yes	Yes	Planning permission granted. Site is nearing completion		13				1
06/0865 Land at Station Road	Appleby	23	Yes	Yes	Yes	Site currently under construction with 17 completed plots. 6 units outstanding.	6					6
04/0610 Former Gas Works Site	Alston	11	Yes	Yes	Yes	Former gas holder site. Currently under construction.	3			5	3	11
09/1090 Raise Bank (AL5)	Alston	12	Yes	Yes	Yes	Historical consent implemented for 12 units. New revised application currently under consideration. Agent has confirmed the sites availability. Historical implemented consent and no known viability constraints, therefore deemed achievable.			6	6		12
10/0794 Nateby Road (KS1)	Kirkby Stephen	60	Yes	Yes	Yes	Recently approved redesigned scheme for strategic site in town.	10	18	18	14		60
09/0003 Field North of Victoria Buildings (KS8)	Kirkby Stephen	9	Yes	Yes	Yes	Development has commenced. Live application seeks to add a further 3 affordable units, which would be added to list if approved.		6				6
10/0010 Former Gas Works site	Kirkby Stephen	9	Yes	Yes	Yes	Granted permission in 2010. Significant development already made on site.	4	5				9
09/0521 Land at SouthView (LBO11)	Bolton	6	Yes	Yes	Yes	Development commenced on site in 2010. Site likely to complete in the next 3 years.			3	3		6
LBR3 Land behind Croft Close	Brough	48	Yes	Yes	Yes	House builder intends to develop site slowly, to reflect market need. Construction of first units underway.		5	5	5	5	20

L6- 17	Total	
	139	
	19	
	28	
	33	
	13	
	9	
	13	
	6	
;	11	
	12	
	60	
	6	
	9	
	6	
6	20	

Ref.	Settlement	Capacity	Suitable	Available	Achievable	Comments	2012- 2013	2013- 2014	2014- 2015	2015- 2016	2016- 2017	To
LCF1 Clifton Hill Hotel	Clifton	48	Yes	Yes	Yes	Assessed as being suitable within the SHLAA. Availability and deliverability confirmed by developer. Mixed use scheme to include nursery on site.		12	24	12		4
08/0767 Marshalls Stoneworks, Silver Street (LCR1)	Crosby Ravensworth	19	Yes	Yes	Yes	Site assessed as being suitable in SHLAA, availability has been confirmed. No known capacity or viability constraints - achievable.	12	6				1
Land at Pea Foot (LCU4)	Culgaith	56	Yes	Yes	Yes	17 units recorded as complete. Possible additional 9 units subject to planning permission. Current rates of delivery are low, reflecting current financial climate.	5	5	9	10	10	3
09/0279 Land behind Elm Close (LHH1)	High Hesket	20	Yes	Yes	Yes	Site under construction. 8 units developed in 2010/11. Developer still keen to develop site - will occur over a number of years.	5	5	2	0		1
09/1032 Kirkby Thore Hall, Kirkby Thore	Kirkby Thore	15	Yes	Yes	Yes	Planning permission granted and construction currently under way for conversion of Kirkby Thore Hall. 1 unit complete.	4	5	5			1
		621										51

					FXTAN	T PLANNING PERMISSIONS						
Ref.	Settlement	Capacity	Suitable	Available	Achievable	Comments	2012- 2013	2013- 2014	2014- 2015	2015- 2016	2016- 2017	т
09/0798 Anchor Farm, Land at McAdam Way, Penrith	Penrith	16	Yes	Yes	Yes	Suitable in principle. Availability confirmed by agent. Achievability confirmed as consent has no affordable housing requirement.		4	12			
11/0605 Land at York St.	Penrith	10	Yes	Yes	Yes	Granted permission in 2011. Remedial works required on site, though site is developable and deliverable.			10			
09/1007 Grand prix club, (LBR4)	Brough	9	Yes	Yes	Yes	No perceived risks to delivery of site.		9				
11/0793 Land Adjacent to the Larches (LBO2)	Bolton	5	Yes	Yes	Yes	Site recently approved at appeal, no constaints to delivery.			5			
10/0843 Bewaldeth	Plumpton	8	Yes	Yes	Yes	No perceived risks to delivery of site.		8				
09/0913, 12/0336 Land behind apple Garth and croft house (LBO8)	Bolton	10	Yes	Yes	Yes	Extant permission for 5 units on site. Site owner has expressed interest to develop site further. Highways have confirmed there is capacity for further 5 units on site.				5		

6- .7	Total
	48
	18
)	39
	12
	14
	515
6- .7	Total
	16
	10
	9
	5
	8
	5

Ref.	Settlement	Capacity	Suitable	Available	Achievable	Comments	2012- 2013	2013- 2014	2014- 2015	2015- 2016	2016- 2017	
08/0447, 11/0446 Land at Kemplay Foot Farm (LEB2)	Eamont Bridge	27	Yes	Yes	Yes	100% affordable housing exception site. Extension to permission recently granted. It is likley that scheme will need to be renegotiated, if viability concerns are raised.				15	12	
LEB3 Park Holme	Eamont Bridge	30	Yes	Yes	Yes	Outline Planning permission granted 09/0820 for extra care residential scheme. Agent / land owner has confirmed deliverability timescales and availability. Design issues to be resolved, hence timeframes, though no known viability constraints therefore achievable.			15	15		
09/0886 Stayne Garth (LST1)	Stainton	9	Yes	Yes	Yes	Recently approved application, no constrints to delivery.		9				
		124										

REMAINING LOCAL PLAN ALLOCATED SITES

											1 /	1
Ref.	Settlement	Capacity	Suitable	Available	Achievable	Comments	2012- 2013	2013- 2014	2014- 2015	2015- 2016	2016- 2017	-
AP5 Back Lane, Appleby	Appleby	142	Yes	Yes	Yes	Known developer interest who confirms the site is available and viable. Live application on site 11/0989		25	25	25	25	
LLG1 Meadow Court	Langwathby	4	Yes	Yes	Yes	Small area of site still undeveloped. Remainder of site owned by council, considered suitable for minor development.				4		
LLG2 Townhead	Langwathby	13	Yes	Yes	Yes	Availability and achievability confirmed by agent / land owner.		3	5	5		
		159										
					DEL	IVERABLE SHLAA SITES						
							2012-	2013-	2014-	2015-	2016-	

Ref.	Settlement	Capacity	Suitable	Available	Achievable	Comments	2012- 2013	2013- 2014	2014- 2015	2015- 2016	2016- 2017	Total
Carleton Greenfield extension (p10-p14) (08/0291, 11/0927)	Penrith	554	Yes	Yes	Yes	Phase 1 of major urban extension. Assessed as suitable within SHLAA. Availability confirmed by developer. Capacity issues at PWwTW has resulted in phasing in 2013-15. Considered achievable after this period.			60	60	60	180
09/0231 Field North of Victoria Buildings (KS8)	Kirkby Stephen	9	Yes	Yes	No	Live application in for 9 units. Site assessed as suitable within SHLAA. Availability confirmed. Site considered suitable from a Development Management perspective.					9	9
LAR3 Land behind Armathwaite School	Armathwaite	20	Yes	Yes	Yes	Capacity of site reduced to 50%. Assessed as suitable within the SHLAA and availability and achievability confirmed by agent.		7	7	6		20
LKM2 Land adjacent Prospect House (12/0880)	Kings Meaburn	13	Yes	Yes	Yes	Site has been assessed as suitable within the 2009 SHLAA. Live application for redevelopment of site, after th site has been marketed for over 12 months to see whether business retention is feasible.				7	6	13
		596										222

16-)17	Total	
12	27	
	30	
	9	
	119	
16-)17	Total	
25	100	
	4	
	13	
	117	
16-)17	Total	
50	180	
9	9	
	20	
6	13	
	222	

erlen 6 Aesket 8 Hand 15 hple 9 bay 16 rcop 12	Yes Yes Yes Yes Yes	Yes Yes TBC Yes Yes Yes	Yes Yes No Yes Yes Yes	Suitable in principle. Live application with the council, awaiting s106 to be signed off. Site has been assessed as suitable within the 2009 SHLAA. Waste water issues have been managed and s106 is due to be signed off. Site has extant planning consent with reserved matters. S106 still unsigned, which is reflected in the build times specified. Suitable in principle. Live application (11/0145) for 12 units, which has been previously halted due to UU holding objection on foul water drainage. Objection recently lifted - no other known constraints.	130	247	6 8 9 5 4 349	7 5 4 267	6
Aesket 8 Iand 15 nple 9 erby 9 oay 16 rcop 12	Yes Yes Yes Yes	Yes TBC Yes Yes	Yes No Yes Yes	awaiting s106 to be signed off. Site has been assessed as suitable within the 2009 SHLAA. Waste water issues have been managed and s106 is due to be signed off. Site has extant planning consent with reserved matters. S106 still unsigned, which is reflected in the build times specified. Suitable in principle. Live application (11/0145) for 12 units, which has been previously halted due to UU holding objection on foul water drainage. Objection			8 8 9 5	5	
lesket 8 land 15 nple 9 erby 9	Yes Yes Yes	Yes TBC Yes	Yes No Yes	awaiting s106 to be signed off. Site has been assessed as suitable within the 2009 SHLAA. Waste water issues have been managed and s106 is due to be signed off. Site has extant planning consent with reserved matters. S106 still unsigned, which is reflected in the build times			8 8 9		6
lesket 8 land 15	Yes	Yes TBC	Yes	awaiting s106 to be signed off. Site has been assessed as suitable within the 2009 SHLAA. Waste water issues have been managed and s106 is due to be signed off.			8	7	
lesket 8	Yes	Yes	Yes				8	7	
erlen 6	Yes	Yes	Yes				6		
rith 10	Yes	Yes	Yes			10			
rith 49	Yes	Yes	Yes	Site assessed as being suitable within SHLAA, and has a live application for specialist residential units for the elderly. The s106 for this application is nearing completion.		20	29		
rith 35	Yes	Yes	Yes	Site assessed as being suitable in SHLAA, availability has been confirmed by developer. The s106 associated with the development will soon be signed off, allowing development to commence.			20	15	
ement Capacit	y Suitable	Available	Achievable	Comments	2012- 2013	2013- 2014	2014- 2015	2015- 2016	2016- 2017
			Sites with	S106 issues to be resolved.		1	1		
ement Capacit	y Suitable	Available	Achievable	Comments	2013	2014	2015	2016	2017
- - -	ement Capacity nrith 35 nrith 49	ement Capacity Suitable nrith 35 Yes nrith 49 Yes	ement Capacity Suitable Available nrith 35 Yes Yes nrith 49 Yes Yes	Image: Second	A bitA bit	201320132013201320142013201520142015SuitableAvailableAvailableAchievableComments2012-20132013Prith35Yes	ementCapacitySuitableAvailableAchievableComments20132014Image: CommentsImage: Comments<	ementCapacitySuitableAvailableAchievableComments201320142015Image: CommentsImage: C	ementCapacitySuitableAvailableAchievableComments2013201420152016Image: CommentsImage: Comments

Total
Total
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