

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

SITES UNDER CONSTRUCTION BUT NOT YET COMPLETE

Ref.	Settlement	Capacity	Suitable	Available	Achievable	Comments	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Total
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		139
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				13
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

Ref.	Settlement	Capacity	Suitable	Available	Achievable	Comments	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Total
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		48
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				18
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	39
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		12
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			14
		621										515

EXTANT PLANNING PERMISSIONS												
Ref.	Settlement	Capacity	Suitable	Available	Achievable	Comments	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Total
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			16
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			10
09/1007 Grand prix club, (LBR4)	Brough	9	Yes	Yes	Yes	No perceived risks to delivery of site.		9				9
11/0793 Land Adjacent to the Larches (LBO2)	Bolton	5	Yes	Yes	Yes	Site recently approved at appeal, no constraints to delivery.			5			5
10/0843 Bewaldeth	Plumpton	8	Yes	Yes	Yes	No perceived risks to delivery of site.		8				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		5

Ref.	Settlement	Capacity	Suitable	Available	Achievable	Comments	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Total
Sites with S106 issues to be resolved.												
Ref.	Settlement	Capacity	Suitable	Available	Achievable	Comments	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Total
P55 & P56 Land between White Ox Way and Inglewood Road, Penrith (11/0052)	Penrith	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		35
P38 Hutton Hall, Friargate (11/0740)	Penrith	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			49
11/0053 Grey Bull public house	Penrith	10	Yes	Yes	Yes			10				10
11/0905 Land between park view and joiners brow	Catterlen	6	Yes	Yes	Yes				6			6
12/0121 Land at High Bell Garth	Low Hesket	8	Yes	Yes	Yes				8			8
12/0018 Land behind Mothercroft, (LMO2)	Morland	15	Yes	TBC	No	Suitable in principle. Live application with the council, awaiting s106 to be signed off.			8	7		15
LTS1 Land to the rear of Linden Farm (11/1126)	Temple Sowerby	9	Yes	Yes	Yes	Site has been assessed as suitable within the 2009 SHLAA. Waste water issues have been managed and s106 is due to be signed off.			9			9
08/0103 Site adjoining Low Lane (Part of LTE7)	Tebay	16	Yes	Yes	Yes	Site has extant planning consent with reserved matters. S106 still unsigned, which is reflected in the build times specified.			5	5	6	16
11/0145 Eden Gate Farm (LWA3)	Warcop	12	Yes	Yes	Yes	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.			4	4	4	12
Total		160										160
Total Units		1660					130	247	349	267	140	1133