

Housing Land Supply

June 2016

Contents

1.	Introduction	3
2.	Assessing our Land Supply	3
	Deliverability	3
	Windfall.....	4
	Managing Undersupply.....	6
	Potential Risks to Delivery.....	6
3.	Eden Land Supply	7
	Summary of Land Supply	9
	Appendix 1: Supply of Significant Sites	10

1. Introduction

- 1.1 This statement outlines Eden's Housing Land Supply (HLS) for the next five years, covering the period between April 2016 and March 2021.
- 1.2 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.
- 1.3 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)
- 1.4 This document supersedes the previous HLS, published in April 2015.
- 1.5 Following this revised assessment, we now conclude that we have a **3.33** year supply of housing land.

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

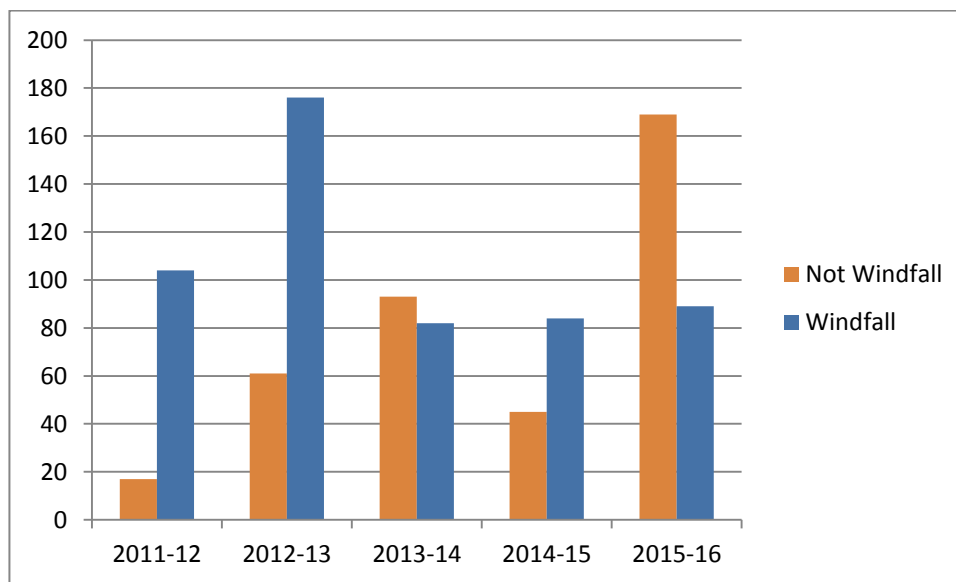
- 2.7 The five year land supply includes a windfall allowance (ie a projection of unanticipated sites being developed), reflecting sites which come forward outside the allocation process. The NPPF (paragraph 48) allows for the inclusion of windfall sites in the five year land supply, where compelling 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 on 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 or 2015 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 across the last five years:

	Windfall Completions	Non-Windfall Completions	Total Completions	% Windfall Completions
2011-2012	104	17	121	86
2012-2013	176	61	237	74
2013-2014	82	93	175	47
2014-2015	84	45	129	65
2015-2016	88	170	258	34
Total	535	385	920	

2.10 The graph below indicates the high proportion of windfall completions recorded in the last five years:



2.11 To try to account for disparities over the past five years, namely the effects of the economic downturn, we have taken a mean average of the past five years to give us an annualised figure which we can add into our supply. The figure is 107 units per annum.

2.12 This would result in a windfall allowance of **321 units**, covering the last three years of the supply.

2.13 In the future it is anticipated that this figure will drop considerably once the Eden Local Plan 2014-2032 is adopted.

Managing Undersupply

- 2.14 There has been much debate around recent land supply studies about the treatment of undersupply, as the NPPF does not offer definitive guidance on the issue. Local Authorities generally either continue to use a residual approach to addressing undersupply, or follow what is commonly known as the 'Sedgefield approach'. Authorities who adopt the residual approach factor in any undersupply over the whole plan period of their strategy, whilst the Sedgefield approach condenses any undersupply to being addressed within the next five years. Recent guidance² supported by mounting appeal decisions recommends that the Sedgefield definition is more consistent with the aims of the NPPF than the residual approach.
- 2.15 As of April 2016, we had completed 2,171 units, against a target of 3,107 units, leaving a significant backlog of 936. Spread over the next five years, this increases our annual requirement to 513³ units per annum. Recent evidence of permissions and completions do suggest that this figure for growth may be unattainable in the short-term, particularly as the area is reliant on a small number of house builders and requires a level of growth previously unseen in the district.

Potential Risks to Delivery

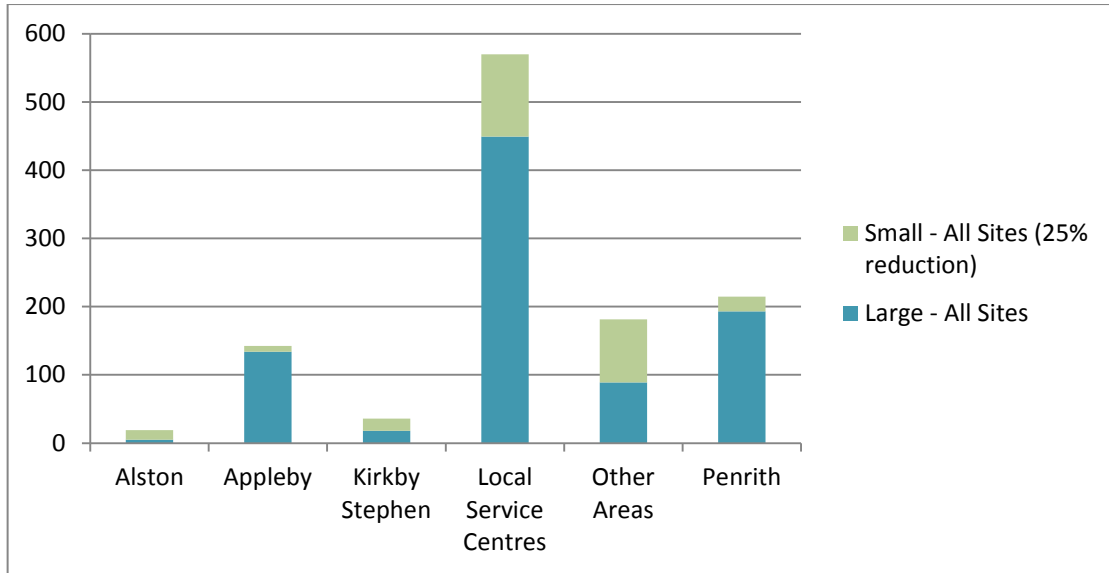
- 2.16 **Slowly Recovering Market** - Signs from the development industry seem to indicate that the housing market is slowly recovering from the effects of the economic downturn. Economic growth and an increase in the availability for finance has created a greater confidence in the market, which may create better conditions for housing growth. The housing market remains complex and uncertain.
- 2.17 **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 Council's Infrastructure Delivery Plan was published in October 2015. This document identifies the infrastructure required to unlock future housing growth.
- 2.18 **Housing Market** - The numbers of housing suggested have been determined through discussions with land owners/house builders and the Housing Market Partnership. Individually, they include phasing strategies which are informed by assumptions of economic viability and market demand. The overall quantum proposed in the later years of our supply is significantly higher than our current completion rate. 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 consents within this period.

² PAS: Ten Principles for Owning your Housing Number (Page 14)

³ This figure has already been adjusted to include a 20% buffer applied to both the target and the undersupply figure.

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 Consent** - 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. 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, 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. Unsurprisingly, when we consider our supply by location, the towns show a greater capacity to develop more significant sites, with larger sites seen in Penrith, Appleby and Kirkby Stephen.



3.9 In terms of overall supply, the Local Service Centres are the largest contributor to land supply in the next five years, although we expect the focus 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

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

Requirement (Sedgefield Method)	Total Supply
Housing Requirement: 1 April 2003 - 31 March 2025 (RSS annual requirement (239) x 22 years)	5258
Net Completions: 1 April 2003 - 31 March 2016	2171
Target Completions: 1 April 2003 - 31 March 2016	3107
Current Undersupply to date	936
Undersupply + Additional 20%	1129
5 Year Requirement (239 x 5)	1195
5 Year Requirement + Additional 20%	1434
Requirement + Undersupply	2563
Annualised Requirement over next 5 years	513
Supply	
Extant Permissions (Large sites)	433
Extant Permissions <4 Units	115
Implemented Consents (Large Sites)	321
Implemented Consents <4 Units	160
Existing Local Plan Sites	0
Deliverable SHLAA Sites	178
Deliverable s106 sites	177
Windfall Sites	321
Total Number of Units	1,705
Current Land Supply (Years)	3.33

Appendix 1: Supply of Significant Sites

Sites Under Construction But Not Yet Complete																
Ref	Address	Settlement	Settlement Type	Capacity	Remaining	Suitable	Available	Achievable	Comments	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	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 2014-2015. Only one completion recorded in 2015-2016, however plots 16-20a are being actively marketed. Delivery on this site will remain low.	4	4	4	4	4	20
2	06/0865, 07/0626, 07/1060	Land at Station Road	Appleby	Market Town	32	2	Yes	Yes	Yes	Completions of Plots 13b and C expected during 2015-2016. A site visit undertaken in March 2016 confirmed that only these two plots remain outstanding.	2					2
3	08/0295	Land at Carleton Hills	Penrith	Main Town	44	44	Yes	Yes	Yes	Scheme for 44 units approved 20 Nov 2014. Low density luxury development with no affordable housing on site (financial contribution).	5	10	10	10	9	44
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 2016-2017.	9					9
5	08/0767	Marshalls Stoneworks, Silver Street (LCR1)	Crosby Ravensworth	Smaller Villages and Hamlets	22	5	Yes	Yes	Yes	Under construction - 1st Phase = 12 affordable units completed 2012-13. The remainder of the site is made up of self-build plots and delivery is slightly unpredictable, however we expect these to come forward at a rate of 2 completions per year.	2	2	1			5
6	09/0231 (12/6554)	Levens House Farm, Mellbecks	Kirkby Stephen	Market Town	9	9	Yes	Yes	Yes	Construction of six market led dwellings and three affordable dwellings together with parking and amenity space. Appeal on larger site recently dismissed. Development commenced 10/05/2016. Application (16/0449) submitted to discharge conditions.	2	3	4			9
7	09/0279	Land behind Elm Close (LHH1)	High Hesket	Key Hub	24	2	Yes	Yes	Yes	Site under construction. 8 units developed in 2010/2011. 8 completed in 2012/2013, 3 in 2013/2014 and 3 in 2014/2015. 5 units have been recorded as complete in 2015-2016.	2					2

Sites Under Construction But Not Yet Complete

Ref	Address	Settlement	Settlement Type	Capacity	Remaining	Suitable	Available	Achievable	Comments	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	Total	
									This leaves three units remaining, which are expected to come forward in the early part of 2016-2017. This scheme adjoins 13/0746.							
8	09/0521	Land at SouthView (LBO11)	Bolton	Key Hub	6	3	Yes	Yes	Yes	Construction works ongoing - 3 completions during 2015-2016. Further completions expected during 2016-2017	2	1			3	
9	09/0663	Land off Beacon Edge, Penrith	Penrith	Main Town	5	2	Yes	Yes	Yes	Works commenced in 2013 (Build Regs Ref: 12/6187). Completions expected 2014/2015 and 2015/2016	2				2	
10	09/0913, 12/0336	Land behind Apple Garth and Croft House (LBO8)	Bolton	Key Hub	4	3	Yes	Yes	Yes	Reserved matters approval for 4 units. 1 completion recorded in 2015-2016	3				3	
11	10/0452 (11/6192)	(P63) 116 Scotland Road, Penrith	Penrith	Main Town	13	8	Yes	Yes	Yes	Construction works on going, with five completions recorded in 2014/2015 and 2015/2016. The remaining properties are currently being marketed for sale.	4	4			8	
12	10/0627	Broad Ing Syke, Nateby	Nateby	Smaller Villages and Hamlets	4	4	Yes	Yes	Yes	Construction work ongoing, completions expected during 2016-2017.	4				4	
13	11/0607 & 14/0305	Land behind Croft Close (LBR3)	Brough	Key Hub	37	31	Yes	Yes	Yes	Site has consent 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.	2	4	4	4	4	18
14	11/0989	Back Lane, Appleby (AP5)	Appleby	Market Town	142	127	Yes	Yes	Yes	Construction works ongoing - 15 completions recorded since August 2015. Rate of development expected to be 30 units per annum.	30	30	30	30	7	127
15	12/0262	Fell House, Shap	Shap	Key Hub	4	4	Yes	Yes	Yes	Work commenced in July 2012, inspections ongoing but nearing completion. (Build Regs Ref: 12/6285)	4					4
16	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). Build Regs Ref: 12/6357	6					6

Sites Under Construction But Not Yet Complete

Ref	Address	Settlement	Settlement Type	Capacity	Remaining	Suitable	Available	Achievable	Comments	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	Total	
17	13/0241	Land off Scour Lane	Lazonby	Key Hub	48	7	Yes	Yes	Yes	Under construction, with only one unit left unsold - 34 units were completed during 2015-2016.	7				7	
18	13/0654	Carleton Meadows (Site E1a)	Penrith	Main Town	55	35	Yes	Yes	Yes	Construction ongoing - 12 units complete during 2015/2016. Adjoins 08/0291 (E1) which is awaiting a Section 106.	25	10			35	
19	14/0735	Land at North End	Bolton	Key Hub	5	3	Yes	Yes	Yes	Revised application amending the affordable element (no reduction on number of units)	3				3	
20	13/0117	Land adj Holmrooke, Drawbriggs Lane, Appleby	Appleby	Market Town	5	5	Yes	Yes	Yes	Reserved Matters approval 14/0338. Build Regs Ref: 14/6831	2	3			5	
21	14/0152	Croft View	Kings Meaburn	Smaller Villages and Hamlets	5	5	Yes	Yes	Yes	Development commenced - IN16/6101	2	3			5	
					544	351					122	74	53	48	24	321

Extant Planning Permissions

Ref	Address	Settlement	Settlement Type	Capacity	Remaining	Suitable	Available	Achievable	Comments	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	Total
22	08/0447, 11/0446, 15/0095	Land at Kemplay Foot Farm (LEB2)	Eamont Bridge	Smaller Villages and Hamlets	22	22	Yes	Yes	Yes	100% affordable housing exception site - RM Approval recently granted on appeal for 22 units.			15	9	24
23	14/0151	Park Holme	Eamont Bridge	Smaller Villages and Hamlets	24	24	Yes	Yes	Yes	Planning permission granted for extra care apartments (24 units - reduction from 30). Build Regs Ref: 14/6242		10	14		24
24	10/0154	Land at Sandcroft	Penrith	Main Town	5	5	Yes	Yes	Yes	Residential development - Reserved Matters not yet applied for (April 2016)			5		5
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

Extant Planning Permissions																
	Ref	Address	Settlement	Settlement Type	Capacity	Remaining	Suitable	Available	Achievable	Comments	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	Total
26	11/0052	Land between White Ox Way and Inglewood Road	Penrith	Main Town	35	35	Yes	Yes	Yes	Site assessed as being suitable in SHLAA, availability has been confirmed by developer. Reserved Matters application (14/0222) for part of the site currently under consideration. Build Regs Ref: 14/6233		10	10	15		35
27	15/0564 (11/0145)	Eden Gate Farm	Warcop	Key Hub	10	10	Yes	Yes	Yes	Outline consent granted for 12 dwellings (Planning App Ref 11/0145), more recently approval has been granted for 10 units (Planning App Ref: 15/0564). Either scheme is still capable of implementation and adjoining barns have the benefit of a commenced consent for a total of 5 dwellings.		5	5			10
28	11/0905	Land between Park View and Joiners Brow	Catterlen	Smaller Villages and Hamlets	6	6	Yes	Yes	Yes	Rural exception scheme, providing 4 affordable units and 2 market units. Reserved matters approval has recently been granted (15/0955).		2	4			6
29	11/1126	Land to the rear of Linden Farm	Temple Sowerby	Key Hub	9	9	Yes	Yes	Yes	Site has been assessed as suitable within the 2009 SHLAA. Waste water issues have been managed and s106 has been recently signed. (Phase 1)		5	4			9
30	12/0459	Fallowfield	Cliburn	Smaller Villages and Hamlets	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.		4				4
31	12/0979	Land north of Burthwaite Road	Calthwaite	Smaller Villages and Hamlets	14	14	Yes	Yes	Yes	Outline application (shows 14 dwellings including 4 affordable units)			2	6	6	14

Extant Planning Permissions																
	Ref	Address	Settlement	Settlement Type	Capacity	Remaining	Suitable	Available	Achievable	Comments	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	Total
32	13/0439	Stagstones, Penrith	Penrith	Main Town	4	4	Yes	Yes	Yes	Application for 4 dwellings for the Addington fund.			4			4
33	13/0489	Linden House	Temple Sowerby	Key Hub	16	16	Yes	Yes	Yes	(Phase 2) of a much larger scheme including 11/1126 (9 dwellings) and 03/0664 (4 barn conversions).			4	6	6	16
34	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. BR - 16/6129		3	2			5
35	13/0612	Land adjacent Prospect House	Kings Meaburn	Smaller Villages and Hamlets	9	9	Yes	Yes	Yes	Development of nine dwellings including two affordable.		5	4			9
36	13/0737	White House Farm	Kirkby Stephen	Market Town	9	9	Yes	Yes	Yes	Approval granted on appeal.				4	5	9
37	13/0746	Land adj Coopers Close	High Hesket	Key Hub	11	11	Yes	Yes	Yes	Residential development of 11 dwellings (3 affordable)		5	6			11
38	13/0830	Land at Garth View, Catterlen	Catterlen	Smaller Villages and Hamlets	6	6	Yes	Yes	Yes	Four affordable units and two market led units.			3	3		6
39	14/0028	High Hesket Farm	High Hesket	Key Hub	17	17	Yes	Yes	Yes	Outline application (shows 17 dwellings), 14/0026 granted full consent for the conversion of 3 barns into dwellings on adjoining land.			5	6	6	17
40	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	16
41	14/0417	Langwathby Hall	Langwathby	Key Hub	14	14	Yes	Yes	Yes	Part of a larger site which may come forward as an allocation in the Langwathby Neighbourhood Plan.			4	5	5	14

Extant Planning Permissions																
	Ref	Address	Settlement	Settlement Type	Capacity	Remaining	Suitable	Available	Achievable	Comments	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	Total
										Application for Reserved Matters (submitted by Esh) is currently under consideration.						
42	14/0528	Land at Staynegarth	Stainton	Key Hub	30	30	Yes	Yes	Yes	Supersedes 09/0886 (9 units) - Outline application indicates 30 units although the site may be capable of accommodating more units.			5	15	10	30
43	14/0655	North of Hackthorpe Hall	Hackthorpe	Key Hub	25	25	Yes	Yes	Yes	Outline application recently approved showing 30 dwellings. This site was included as a preferred option in the Eden Local Plan			10	10	5	25
44	14/0656	Land to east of Townend Croft	Clifton	Key Hub	61	61	Yes	Yes	Yes	Outline approval granted, which includes the provision of 18 affordable homes. Reserved Matters application currently under consideration.				20	30	50
45	14/0737	Land to NW of Beacon Square	Penrith	Main Town	7	7	Yes	Yes	Yes	Reserved Matters approval granted 15/0749.		2	4			6
46	14/0836	Former BBC Building, West Lane	Penrith	Main Town	28	28	Yes	Yes	Yes	Extra care facility, previously developed land but no known constraints which would prevent delivery.		14	14			28
47	14/0922	14a Carleton Road	Penrith	Main Town	9	9	Yes	Yes	Yes	Build Regs Ref: 15/6234 (not commenced)	4	5				9
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	10	10	Yes	Yes	Yes	Site has archaeological potential so investigative work is required prior to the commencement of the scheme. Reserved matters application not yet submitted, however a revised application was submitted reducing the overall number to 10 (from			5	5		10

Extant Planning Permissions																
Ref	Address	Settlement	Settlement Type	Capacity	Remaining	Suitable	Available	Achievable	Comments	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	Total	
									11). The site is located in a highly marketable location.							
50	15/0746	West Garth	Winskill	Smaller Villages and Hamlets	5	5	Yes	Yes	Yes			5			10	
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				5		5	
53	14/0078	Milburn Court	Milburn	Smaller Villages and Hamlets	5	5	Yes	Yes	Yes	Conversion of barns to provide five dwellings (inc 1 affordable unit).	0	3	2	0	0	5
					479	479					18	132	160	99	68	433

Remaining Local Plan Allocated Sites																
Ref	Address	Settlement	Settlement Type	Capacity	Remaining	Suitable	Available	Achievable	Comments	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	Total	
				0	0					0	0	0	0	0	0	

Deliverable SHLAA Sites																
Ref	Address	Settlement	Settlement Type	Capacity	Remaining	Suitable	Available	Achievable	Comments	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	Total	
54	N1	Salkeld Road/Fairhill	Penrith	Main Town	98	98	Yes	Yes	Yes	Full application (15/0799) expected to be approved summer 2016, with completions expected from 2017-18. Expected rate of delivery is 24 units per year.		24	25	25	24	98
55	N3	Raiselands	Penrith	Main Town	230	230	Yes	Yes	Yes	Full application (14/0405) expected to be approved in 2016, with completions expected from 2017-18.		20	20	20	20	80
					328	328					0	44	45	45	44	178

Sites With S106 Issues To Be Resolved																
	Ref	Address	Settlement	Settlement Type	Capacity	Remaining	Suitable	Available	Achievable	Comments	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	Total
56	08/0291	Carleton Fields (Site E1)	Penrith	Main Town	449	449	Yes	Yes	Yes	Phase 1 of major urban extension.	0	30	30	30	30	120
57	13/0349	Cross Keys, Blencarn	Blencarn	Smaller Villages and Hamlets	6	6	Yes	Yes	Yes	Rural exception scheme.	0	3	3	0	0	6
58	13/0839	Land at Cross Keys, Tebay	Tebay	Key Hub	12	12	Yes	Yes	Yes	Outline indicates 12 units.	0	0	6	6	0	12
59	14/0808	Land at Helm Bar	Melmerby	Smaller Villages and Hamlets	8	8	Yes	Yes	Yes	Outline application shows 8 dwellings, no known constraints.	0	4	4	0	0	8
60	14/1079	Townhead Farm, Great Salkeld	Great Salkeld	Key Hub	9	9	Yes	Yes	Yes	Rural exception scheme.		4	5			9
61	15/0255	Leith Close, Cliburn	Cliburn	Smaller Villages and Hamlets	4	4	Yes	Yes	Yes	100% affordable housing scheme - Mitre Housing Association.	4					4
62	15/0562	Croft House, Bolton	Bolton	Key Hub	5	5	Yes	Yes	Yes	Subdivision of an existing property and barn, previously used in association with Eden Grove School, Bolton which has now closed.		5				5
63	15/0708	South Lodge, Southwaite	Southwaite	Rural Area	8	8	Yes	Yes	Yes	Outline application for 8no. Starter homes and a replacement dwelling.			4	4		8
64	15/0870	4 Corney Square, Penrith	Penrith	Main Town	5	5	Yes	Yes	Yes	Conversion of vacant retail units to provide 5 flats (inc 1 affordable unit).		5				5
	Total				506	506					0	6	33	32	14	177
	Total Units				1378	1185					140	256	291	224	150	1109