

Eden Housing Land Supply 2012/13

December 2013

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Introduction

This statement outlines Eden's housing land supply (HLS) for the next 5 years, covering the period between April 2013 and March 2018. 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.

The document was written using the following forms of guidance:

- The National Planning Policy Framework (DCLG 2012)
- Land Supply Assessment Checks (DCLG 2009)
- Strategic Housing Land Availability Assessment : Practice Guidance (DCLG 2007)
- Ten Principles for Owning Your Housing Number (PAS 2013)
- Eden Core Strategy DPD (2010)

This document supersedes the previous HLS, published in April 2013, which has grown from the Strategic Housing Land Availability Assessment (SHLAA) first published in 2009. A number of changes have been made to the document, which was provisionally updated alongside the publication of the Preferred Housing Sites and Policies Document. We now conclude that we have a **3.82 year** supply of housing land.

Why do we prepare a land supply?

The council is required by Government planning policy¹ to show that it can demonstrate that there is at least five years worth of deliverable sites in the planning pipeline. Deliverable in this case means that sites should be available now, viable to develop, offer a suitable location for development and be achievable within the next five years. If a 5 year supply of land cannot be demonstrated, the Council will have to be more supportive of new development that can contribute to the strategic housing targets, as long as the proposal accords with the principles of sustainable development.

What has changed since April?

We last published a HLS in April 2013, following the publication of the Preferred Housing Sites and Policies Document. The most significant change made from the last document is our approach in dealing with undersupply of housing. The Council have now adopted the '*Sedgefield*' methodology, which seeks to address any undersupply of housing, against local targets, in the next 5 years.

Since April, we now have a comprehensive set of permissions and completions for 2012/13. Though the 2012/13 year saw the highest number of completions to date, this still falls short of our annual housing requirement for the district. Using this information, and through discussions with key house builders, we have updated our assumptions concerning viability of schemes and potential phasing strategies, removing completed schemes from our land supply.

¹ National Planning Policy Framework, Paragraph 47. Department of Communities and Local Government, March 2012.

Eden Housing Targets

The Housing targets for Eden have been set through the Core Strategy, adopted in 2010. The Strategy adopted an annual growth figure of 239 units, derived from evidence in the Regional Spatial Strategy (RSS) for the North West. The Core Strategy operates between 2010 -2025, though it accounts for housing targets since 2003, effectively setting a housing strategy which lasts 23 years.

One of the requirements placed by the NPPF is that an additional 5% buffer is met through the document, to ensure choice and competition in the housing market. Where there has been persistent undersupply against housing targets, Authorities should increase this buffer to 20%. Up to April 2013, Eden has completed 1380 units, against a target of 2390 units. On this basis, we consider it appropriate to apply an additional 20% buffer.

Assessing our Land Supply

Deliverability

To be included within the land supply, there needs to be evidence that sites can be delivered within the next 5 years. We can consider a site deliverable if they are:

Achievable – 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.

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 was tested through the 2009 SHLAA. Since 2009 the only new sites to be included within the supply have come through emerging planning applications. Each of these will have been subjected to their own appraisal of suitability.

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 5 years. For all sites over 10 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 5 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. We try to ensure that our assessment of achievability is as robust as possible. On this basis, we engage with the Eden and South Lakeland Housing Market Partnership to allow the assumptions on our method and particular sites to be tested.

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 3 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. Alternatively, we have applied a 25% non completion rate to smaller sites with planning permission, which accounts for sites which may not be delivered within the plan period. This approach was tested in a recent appeal case, where the Inspector found our method towards accounting for the smaller sites to be reasonable².

Windfall Sites

The 5 year land supply now 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 on non-allocated sites. Looking at past permissions, we can estimate the likely windfall provision in the next 5 years. Following guidance in the NPPF, we have determined our windfall allowance by removing allocations and sites developed in residential gardens. To account for the age of the previous allocations document, we have also discounted windfall sites which greater than 10 units, which would be classed as larger, strategic development. This will more accurately reflect natural rates of small development in the district, and avoid any discrepancies with the absence of an up to date allocations strategy

Permissions	Total	Allocated Sites	>10 Units (Non-allocation)	Garden Sites	Windfall Figure	Windfall %
April 2008-March 2009	144	0	0	14	130	90
April 2009 - March 2010	330	0	165	3	162	49
April 2010 - March 2011	371	12	252	6	101	27
April 2011 - March 2012	219	60	120	4	35	16
April 2012 - March 2013	207	0	103	0	104	50
Total	1271	72	640	27	532	42
Average	254.2				106	46

² Appeal decision APP/H0928/A/12/2174959: Paragraph 10

To try and account for disparities in levels of permissions over the past 5 years, namely the effects of the economic downturn, we have taken a mean average of the past 5 years to give us an annualised figure which we can add into our supply.

Managing Undersupply

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 5 years.

Previously, we have used the residual approach of managing undersupply, which would allow us to spread the backlog of housing over the remainder of the plan period. Recent guidance³ supported by mounting appeal decisions recommend that the Sedgefield definition is more consistent with the aims of the NPPF than the residual approach.

On this basis, we have adjusted our HLS to reflect the change in methodology, which will deal with the backlog of housing in the next 5 years. As of April 2013, we had completed 1380 units, against a target of 2390 units, leaving a significant backlog of 1010. Spread over the next 5 years, this increases our annual requirement from 374 units per annum to 489⁴ 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

- **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. On this basis, we cannot guarantee that the market will recover to support the rates of development proposed in our strategy.

- **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. In the next few months we will be developing our Infrastructure Delivery Plan, which will identify what will be required to unlock future housing growth. United Utilities are currently upgrading the wastewater treatment facility in Penrith, which is due to complete in December 2014. It is unlikely that any additional sites that come forward will be able to connect to the existing system until upgrades have been completed.

³ PAS: Ten Principles for Owning your Housing Number (Page 14)

⁴ Both figures have already been adjusted to include a 20% buffer.

We do not expect this to impact on the existing sites in our supply, though delays to the project may have implications to the completion of sites in the east of Penrith.

- **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.

- **Progress on Local Plan**

The council have now made the decision to progress a full Local Plan, incorporating work on the housing sites within the document. In the long term this will give the development industry more certainty on where and how to develop sites. Any slippage in delivering this document would lead to worsening effects on Eden's ability to demonstrate a land supply. Unless a more up to date plan is produced, it will be more difficult for Eden to maintain a supply of land to meet the housing targets.

Eden Housing Land Supply

Our land supply contains the following typology of sites:

- **Sites under Construction**

Each of the significant sites has been appraised for deliverability and includes a phasing strategy for development. The smaller sites have been applied a 25% non-delivery allowance.

- **Sites with Planning Consent**

Each of the significant sites has been appraised for deliverability and includes a phasing strategy for development. The smaller sites have been applied a 25% non-delivery allowance. 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.

- **Allocated Sites**

Though sites may be allocated, this does not preclude its inclusion into the study. Sites have only been included where they score favourably in the 2009 SHLAA, can evidence an intention to be developed in the short term, and do not have known constraints to development.

- **Deliverable SHLAA Sites**

SHLAA sites can only be included in the supply where there is a reasonable prospect of development. As such, SHLAA sites have been included where there is a live planning application, which can be considered suitable and achievable in the short term.

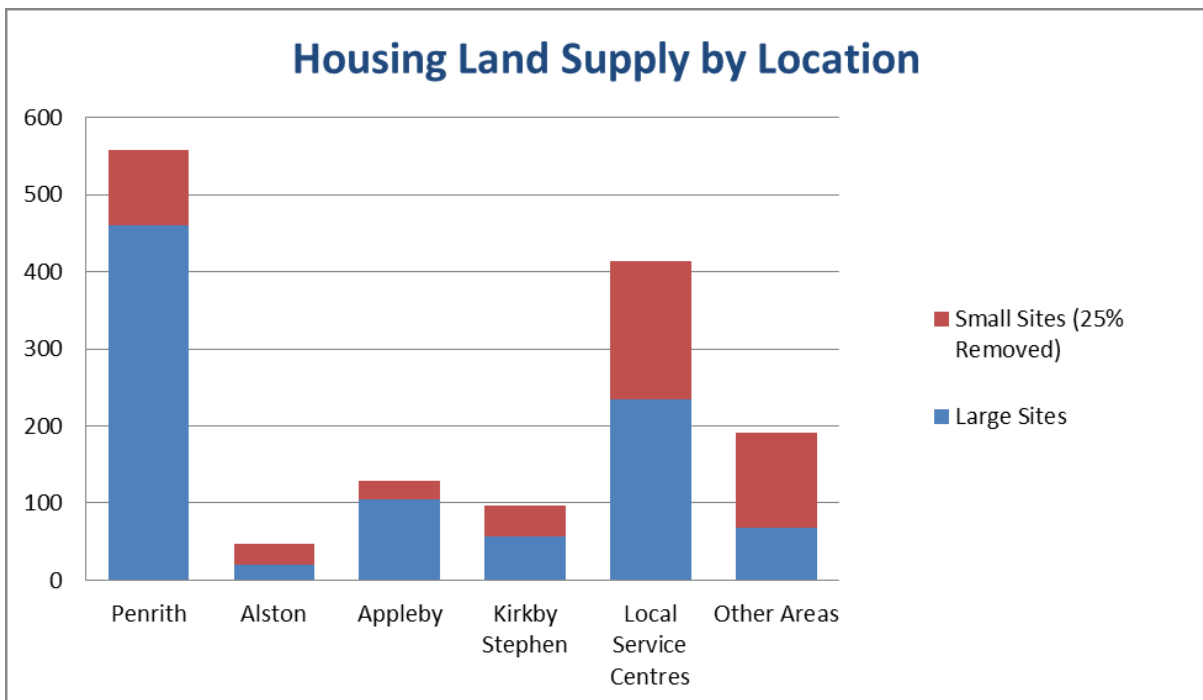
- **Sites Pending s106**

These are significant sites which are in the advanced stages of gaining planning approval and are considered deliverable by the Authority.

- **Windfall Sites**

These sites represent natural growth in the district, evidenced by the average number of schemes which have been permitted over the past 5 years. To ensure consistency with the way we approach smaller sites, a 25% non-delivery rate has also been applied to the windfall figure. In 2012-13 this equates to an annual contribution of around 80 units per annum.

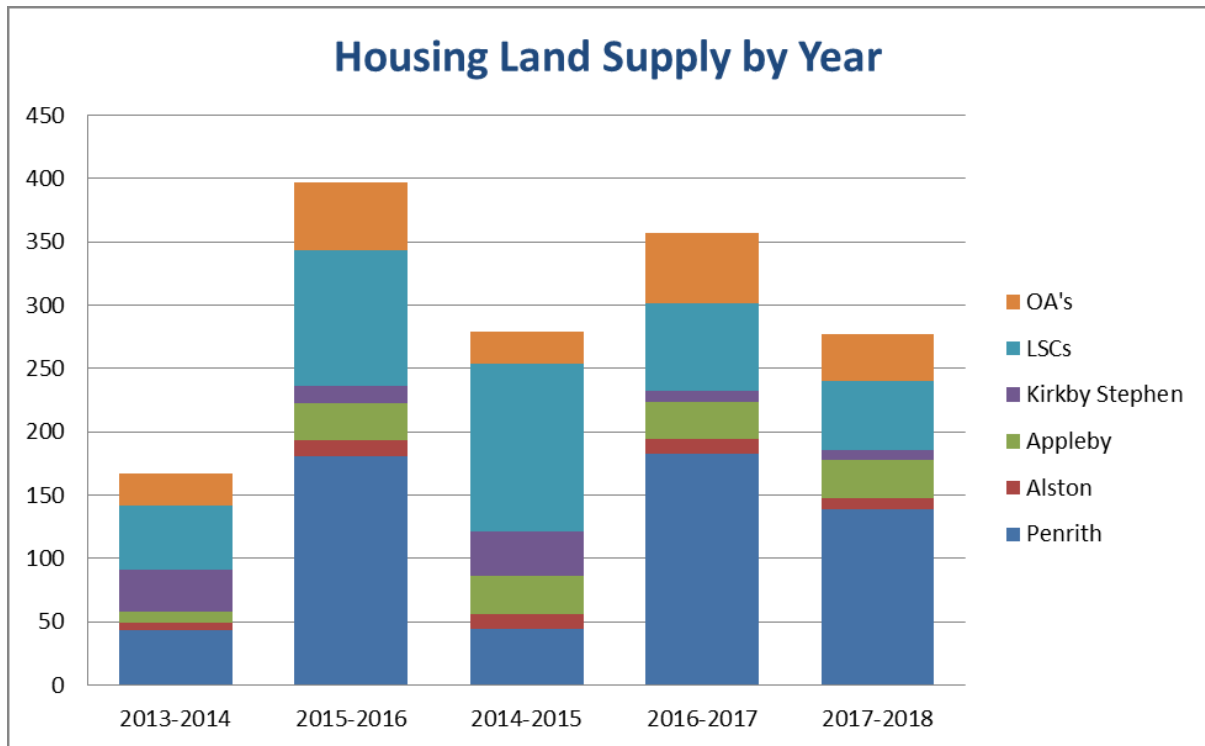
With the exclusion of the windfall sites, the following graphs indicate our land supply, broken down into location and estimated year of delivery. Unsurprisingly, when we consider our supply by location, the towns show a greater capacity to develop more significant sites, with larger sites seen in Penrith, Appleby and Kirkby Stephen. The only exception is Alston, which has a mix of large and small sites in its land supply. In the LSCs and other areas, we see a greater shift towards smaller sites, reflecting the size of these locations. Whilst we would expect the LSCs to include a number of larger sites, the other areas still support a high percentage of larger sites. As a consequence of the more restrictive policies of the Core Strategy, we may see the numbers of approvals to these locations drop as current sites are developed out.



In terms of overall supply, Penrith is the largest contributor to land supply in the next 5 years, though there is still a heavy reliance on the Local Service Centres, which is partly due to a sizable amount of historic consents to the area.

Based on existing supply, the following chart depicts housing delivery in each of our settlement hierarchies. The smaller consents and sites under construction have been spread evenly throughout the 5 year period. As noted in the section below, the annualised requirement for Eden to meet its housing targets is 489 units per annum. This figure is unlikely to be met at any point in the next 5 years, until Eden's allocations strategy is advanced, which will increase the supply of deliverable sites.

As some of the larger sites in the KSCs start to be developed, we see them playing a more consistent role in our wider housing supply. Whilst we see drops in the numbers of LSCs between 2016-2018, these areas still remain desirable to develop and we would expect future applications to these areas. Similarly, there are a number of discussions underway to boost the supply of housing to Penrith. Whilst Penrith still represents the largest supply of consents, emerging strategies developed by the council will seek to identify some of the constraints to delivery to increase the provision to Penrith.



Summary of Land Supply

The below table includes a summary of our current supply, measured against our targets for the next 5 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 2013	1380
Target Completions: 1 April 2003 - 31 March 2013	2390
Current Undersupply to date	1010
5 Year Requirement (239 x 5)	1195
5 Year Requirement + Additional 20%	1434
Requirement + Undersupply	2444
Annualised Requirement over next 5 years	489
Supply	
Extant Permissions (Large sites)	288
Extant Permissions <10 Units (169 x 75%)	128
Implemented Consents (Large Sites)	400
Implemented Consents <10 Units (490 x 75%)	364
Existing Local Plan Sites	17
Deliverable SHLAA Sites	208
Deliverable s106 sites	62
Small windfall sites in Key or Local Service Centres (106*5)*75%	399
Total Number of Units	1866
Current Land Supply (Years)	3.82

Appendix 1: Supply of Large Sites

SITES UNDER CONSTRUCTION BUT NOT YET COMPLETE													
Ref.	Settlement	Capacity	Remaining	Suitable	Available	Achievable	Comments	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	Total
05/0954 & 10/0746 New Squares, Southend Road	Penrith	161	101	Yes	Yes	Yes	Major town centre re-development. Supermarket completed in November 2011, Phase 1 construction of units in development. 59 units completed so far, 26 remain in 1st phase. There are certain obligations for the developer to commence work on the remaining phase in the next 3 years, of which there is approval for an additional 76 units. We would consider a build rate of 30 units. Based on the delivery of phase 1b, we consider the phasing strategy for the remainder of the site suitable.		26		40	36	102
10/0452 (P63), 116 Scotland Road	Penrith	13	13	Yes	Yes	Yes	Planning permission granted. Site is nearing completion	13					13
08/0418 (P92) Former Zion Chapel, Fell Lane	Penrith	9	9	Yes	Yes	Yes	Site granted permission for 9 units in 2008. Construction commenced on site, though progress on site has stalled. All units are Local Occupancy, though there is no requirement for affordable units. Project still considered viable.			9			9
P38 Hutton Hall, Friargate (11/0740)	Penrith	48	48	Yes	Yes	Yes	Site assessed as being suitable within SHLAA, and has a live application for specialist residential units for the elderly. Construction underway - issue with retaining wall which may add delay to delivery of units.				48		48

SITES UNDER CONSTRUCTION BUT NOT YET COMPLETE

Ref.	Settlement	Capacity	Remaining	Suitable	Available	Achievable	Comments	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	Total
11/0053 Grey Bull public house	Penrith	10	10	Yes	Yes	Yes	Site is under construction - site is expected to complete in 2013/14	10					10
11/0605 Land at York St.	Penrith	10	10	Yes	Yes	Yes	Granted permission in 2011. Remedial works required on site, though site is developable and deliverable.	10					10
06/0865, 07/0626, 07/1060 Land at Station Road	Appleby	23	2	Yes	Yes	Yes	Site currently under construction with 21 completed plots. 2 units outstanding.	2					2
04/0610 Former Gas Works Site	Alston	11	8	Yes	Yes	Yes	Former gas holder site. Small developer, releasing sites slowly, over the next 5 years. The applicant has recently applied to expand the site from 11 units to 15. The low build rates are reflective of the low demand in the area, and as such units tend to be built where there is an identified need. We would expect the remainder of the 11 units to be built in the next 5 years and do not consider that the former use of the site will be an impediment to delivery.				5	3	8
09/1090 Raise Bank (AL5)	Alston	12	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	39	Yes	Yes	Yes	Recently approved redesigned scheme for strategic site in town. 21 completed in 2012/13. Units selling well, no perceived constraints to delivery	21	18				39
09/0231, 12/6554 Levens house farm, Mellbecks	Kirkby Stephen	9	9	Yes	Yes	Yes	Construction of six market led dwellings and three affordable dwellings together with parking and amenity space.		4	5			9

SITES UNDER CONSTRUCTION BUT NOT YET COMPLETE

Ref.	Settlement	Capacity	Remaining	Suitable	Available	Achievable	Comments	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	Total
10/0010 Former Gas Works site	Kirkby Stephen	9	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	6	Yes	Yes	Yes	Development commenced on site in 2010. Site likely to complete in the next 3 years.		3	3			6
08/0170, 11/0607 Land behind Croft Close (LBR3)	Brough	48	47	Yes	Yes	Yes	House builder intends to develop site slowly, to reflect market need. RM for 12 units of site. Though another PA for the remainder of the site may come forward, we consider the 12 units deliverable in the short term. 1 unit delivered on site so far	4	5	2			11
LCF1 Clifton Hill Hotel	Clifton	48	45	Yes	Yes	Yes	Assessed as being suitable within the SHLAA. Availability and deliverability confirmed by developer. Mixed use scheme to include nursery on site. 3 units complete in 2012/13. Units selling well, no perceived constraints to delivery		30	15			45
08/0767 Marshalls Stoneworks, Silver Street (LCR1)	Crosby Ravensworth	19	7	Yes	Yes	Yes	Site assessed as being suitable in SHLAA, availability has been confirmed. No known capacity or viability constraints - achievable. 12 completed in 2012/13		7				7
Land at Pea Foot (LCU4)	Culgaith	56	34	Yes	Yes	Yes	22 units recorded as complete. Possible additional 9 units subject to planning permission. Current rates of delivery are low, reflecting current financial climate.		5	9	10	10	34
09/0279 Land behind Elm Close (LHH1)	High Hesket	20	4	Yes	Yes	Yes	Site under construction. 8 units developed in 2010/11. 8 completed in 2012/13 Developer still keen to develop site - will occur over a number of years.	4					4

SITES UNDER CONSTRUCTION BUT NOT YET COMPLETE

Ref.	Settlement	Capacity	Remaining	Suitable	Available	Achievable	Comments	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	Total
09/1032 Kirkby Thore Hall, Kirkby Thore	Kirkby Thore	15	14	Yes	Yes	Yes	Planning permission granted and construction currently under way for conversion of Kirkby Thore Hall. 1 unit complete.	4	5	5			14
12/0121 Land at High Bell Garth	Low Hesketh	8	8	Yes	Yes	Yes	Application exception to policy though provides a 50% affordable housing contribution.			8			8
TOTAL		595	435					72	114	62	103	49	400

EXTANT PLANNING PERMISSIONS

Ref.	Settlement	Capacity	Remaining	Suitable	Available	Achievable	Comments	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	Total
09/0798 Anchor Farm, Land at McAdam Way, Penrith	Penrith	16	16	Yes	Yes	Yes	Suitable in principle. Availability confirmed by agent. Achievability confirmed as consent has no affordable housing requirement. Application 10/1065 submitted to extend life of application.		4	12			16
11/0927, Carleton Meadows	Penrith	55	55	Yes	Yes	Yes	Resubmission of application 08/0290 for the proposed erection of 55 dwellings. Likely to be included within phase 1 of wider scheme for 554 dwellings as part of 08/0291.		30	25			55
AP5 Back Lane, Appleby	Appleby	142	142	Yes	Yes	Yes	Site recently approved at appeal, Ongoing discussions with Network Rail to ensure conditions of approval are met to resolve footpath issue. May require additional 6 months to resolve.		25	25	25	25	100
09/1007 Grand prix club, (LBR4)	Brough	9	9	Yes	Yes	Yes	No perceived risks to delivery of site. Reserved matters for scheme determined in 2013 (13/0179).		9				9
11/0793 Land Adjacent to the Larches (LBO2)	Bolton	5	5	Yes	Yes	Yes	Site recently approved at appeal, no constraints to delivery.			5			5

EXTANT PLANNING PERMISSIONS

Ref.	Settlement	Capacity	Remaining	Suitable	Available	Achievable	Comments	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	Total
09/0913, 12/0336 Land behind apple Garth and croft house (LBO8)	Bolton	5	5	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
11/0905 Land between park view and joiners brow	Catterlen	6	6	Yes	Yes	Yes	Exception to policy containing 2/3 affordable units.			6			6
08/0447, 11/0446 Land at Kemplay Foot Farm (LEB2)	Eamont Bridge	24	24	Yes	Yes	Yes	100% affordable housing exception site. Extension to permission recently granted. Revised planning application recently submitted (13/0514), with element of market housing to increase the viability of the scheme. Site more likely to be developed to 24 units, rather than the initial outline of 30 units.				15	9	24
09/0820, 10/0900 Park Holme (LEB3)	Eamont Bridge	30	30	Yes	Yes	Yes	Outline Planning permission granted 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		30
10/0843 Bewaldeth	Plumpton	8	8	Yes	Yes	Yes	No perceived risks to delivery of site.		8				8
09/0886 Stayne Garth (LST1)	Stainton	9	9	Yes	Yes	Yes	Recently approved application, no constraints to delivery.		9				9
LTS1 Land to the rear of Linden Farm (11/1126)	Temple Sowerby	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.			9			9

EXTANT PLANNING PERMISSIONS

Ref.	Settlement	Capacity	Remaining	Suitable	Available	Achievable	Comments	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	Total
11/0374 Road Head Farm	Winskill	12	12	Yes	Yes	Yes	Scheme suitable in principle, which is awaiting a signed s106. No perceived constraints of delivery.		6	6			12
TOTAL		330	330					0	91	103	60	34	288

REMAINING LOCAL PLAN ALLOCATED SITES

Ref.	Settlement	Capacity	Remaining	Suitable	Available	Achievable	Comments	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	Total
LLG1 Meadow Court	Langwathby	4	4	Yes	Yes	Yes	Small area of site still undeveloped. Remainder of site owned by council, considered suitable for minor development.				4		4
LLG2 Townhead	Langwathby	13	13	Yes	Yes	Yes	Availability and achievability confirmed by agent / land owner.			5	8		13
TOTAL		17	17					0	0	5	12	0	17

DELIVERABLE SHLAA SITES

Ref.	Settlement	Capacity	Remaining	Suitable	Available	Achievable	Comments	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	Total
Carleton Greenfield extension (p10-p14) (08/0291, 11/0927)	Penrith	449	449	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. Site total of 554, though 55 removed to account for 08/0290			35	60	60	155

DELIVERABLE SHLAA SITES

Ref.	Settlement	Capacity	Remaining	Suitable	Available	Achievable	Comments	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	Total
Land at Carleton hills 08/0295	Penrith	44	44	Yes	Yes	Yes	Application for 76 units, however likely indications from developer suggest a 44 unit luxury housing scheme with a commuted sum for affordable housing				25	19	44
LKM2 Land adjacent Prospect House (12/0880)	Kings Meaburn	9	9	Yes	Yes	Yes	Site has been assessed as suitable within the 2009 SHLAA. Permission for 13 units recently refused on design grounds - live application for 9 units, which is likely to be more favourable with Eden's design standards.				4	5	9
TOTAL		502	502					0	0	35	89	84	208

SITES WITH S106 ISSUES TO BE RESOLVED

Ref.	Settlement	Capacity	Remaining	Suitable	Available	Achievable	Comments	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	Total
P55 & P56 Land between White Ox Way and Inglewood Road, Penrith (11/0052)	Penrith	35	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
12/0018 Land behind Mothercroft, (LMO2)	Morland	15	15	Yes	TBC	No	Suitable in principle. Live application with the council, awaiting s106 to be signed off.		8	7			15

SITES WITH S106 ISSUES TO BE RESOLVED

Ref.	Settlement	Capacity	Remaining	Suitable	Available	Achievable	Comments	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	Total
11/0145 Eden Gate Farm (LWA3)	Warcop	12	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		62	62					4	32	26	0	0	62
Total Units		1506	1346					76	237	231	264	167	975